

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE Held on
Wednesday, January 29, 2003 at 6:00 p.m. 32nd Floor 3202 - 183 Keefer Street,
Vancouver, B.C.**

COUNCIL IN ATTENDANCE: Tim Turner (Via Telephone)
Patrick Weitemeyer
Dimitri Traktovenko
Steven Wendland
Rita Lum
Attila Gereb

SITE MANAGER: Del Wordofa

MANAGING AGENT: Allan Landa – Senior Property Manager, President
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

Patrick Weitemeyer, Council President called the meeting was called to order at 6:22 p.m.

PROJECT MANAGER'S REPORT

Attached.

ADOPTION OF PREVIOUS MINUTES

It was **MOVED/SECONDED** (Traktovenko/Lum) to adopt the minutes of the previous meeting held on December 18, 2002.

CARRIED

FINANCIAL STATEMENTS

a) It was **MOVED/SECONDED** (Lum/Weitemeyer) to adopt the Financial Statements up to December 2002.

BUSINESS ARISING FROM PREVIOUS MINUTES

- a) Revised Job Descriptions – Property Manager will review and comment back to council.
- b) Audit – For the year 2002 has started and should be completed by the end of the week.

NEW BUSINESS

a) Budget

The Property Manager and Tim Turner are finalizing, and will be reviewing this with Rita Lum and Del Wordofa on Wednesday, February 5.

b) Annual General Meeting-

The Annual General Meeting will be held on Monday, March 24, 2003, the Agenda will be distributed a minimum of 2 weeks in advance.

OTHER BUSINESS

a) Request to Construct a Playground on Level 3 Courtyard

A letter was received from an owner asking Council to consider constructing a children's play area on the third floor courtyard. Council does not have the authority to unilaterally approve something that would alter the common property. A petition could be presented to the owners to discuss at the AGM, that is the proper forum.

b) Security Desk Resurrection -

A discussion regarding the resurrection of the Security desk ensued. **MOVED/SECONDED** (Wendland/Lum) to budget up to \$2200.00 to renovate the Security desk. The Committee will consist of Attila & Isabella Gereb, and Steve Wendland. Isabella has several options for resurrecting the security desk.

CARRIED

c) Leduc Tax Research

An independent review at no cost to the Strata Corporation, to determine if there is a possible refund of PST or GST it was **MOVED/SECONDED** (Weitemeyer/Traktovenko).to approve. Any refund found, Strata would receive 50% of the recovery.

CARRIED

This will be reviewed by the auditor before submitting to Revenue Canada.

d) Contracts

The New contracts for; Nishi, Multiple Building Maintenance, and Smithrite were given to Attila Gereb for review.

e) Security Deficiencies

Patrick is to follow up with Allan Lai, from Henderson as to the status of the balance of the Security deficiencies and forward a copy to the Property Manager.

f) Fast MDU

Fast MDU will be invited to attend and make a presentation at the next Council meeting, held on Wednesday, February 26, 2003.

g) #402 Dryvent Pipes Leaking

Council received a letter from the owner of #402, stating that the ceiling was showing damage from the dry vents leaking (condensation). Del will contact this owner to review & report back to council.

ROUND TABLE DISCUSSION

ADJOURNMENT

With no further business, it was **MOVED/SECONDED** (Weitemeyer/Traktovenko) that the meeting adjourn at 9:05 p.m.

The next Council meeting will be held on Wednesday February 26, 2003 at 6:00 p.m. within the 3rd Floor Meeting Room, 183 Keefer Place.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.