

MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE held on Wednesday, April 23, 2003 at 6:30 p.m. 3rd Floor Meeting Room - 183 Keefer Place, Vancouver, B.C.

COUNCIL IN ATTENDANCE: Tim Turner (Via Telephone)
Kent Wiebe
Dmitri Traktovenko
Steven Wendland
Rita Lum
Joshua Hodgson
David Antoni

SITE MANAGER: Del Wordofa

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

CALL TO ORDER

Kent Wiebe, Council President called the meeting called to order at 7:00 p.m.

PROJECT MANAGER'S REPORT

ADOPTION OF AGM MINUTES

It was **MOVED/SECONDED** (Lum/Antoni) to adopt the minutes of the Annual General meeting held on March 24, 2003.

CARRIED

FINANCIAL STATEMENTS

It was **MOVED/SECONDED** (Lum/Turner) to adopt the February 2003 Financial Statements.

CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Colyvan Contract** – It was **MOVED/SECONDED** (Turner/Antoni) to renew the Colyvan Management contract based on the new terms and conditions, with the removal of the penalty charge negotiated on by both Council and Management.
CARRIED
- b) **Late Payment Charge Reimbursement** – This expense was incurred due to late payments and penalties charged against the strata. Colyvan has agreed to reimburse approximately \$3200.00 to strata over 12 equal instalments.
- c) **Implementation of Maintenance Fee Increase** – The new maintenance fee schedule and shortfall notice were sent out with the AGM minutes and are currently in place for May 1st, 2003.
- d) **Security Deficiencies Update** – David Antoni has volunteered to head this committee to follow up on the security deficiencies.

e) **Accounts Receivables Review** – The Council reviewed the accounts of Suites #306, #505, #513 and #2801 and decided to contact the respective owners one more time in an attempt to resolve the account balances in order to avoid more serious action that include revocation of common property access and/or instituting a legal lien on the associated properties at the owners expense. Council member Turner will continue to report on the accounts receivables to council on a monthly basis.

NEW BUSINESS

- a) **Replace Video camera / 555 Abbott** – It has been noted that the camera at the front door of Abbott street is not as effective at night. David Antoni will add this item to the security deficiencies.
- b) **Repair Damage to Elevator Wall** – As the walls in front of the elevators are wallpapered it is extremely difficult to repair any damages that may occur. The suggestion was that Del audit the walls and advise the extent of damage and report findings back to the Property Manager.
- c) **Thyssen Elevator** – It was recommended by the Property Manager to pay the bills monthly versus semi-annually as the discount offered is too minor.
- d) **Insurance** – \$50,000.00 was budget for insurance, the Property Manager was able to get a premium of \$43,000.00 which has resulted in a \$7,100.00 savings to the strata.
- e) **Sump Pumps** – Kent Wiebe has agreed to contact Henderson regarding the sump pump, in an attempt to resolve this issue. Kevin will report back to council at the next meeting.

ADJOURNMENT

With no further business, it was **MOVED/SECONDED** (Traktavenko/Weibe) that the meeting adjourn at 8:30 p.m.

NEXT MEETING

The Next Strata Council Meeting will be held on May 28, 2003 at 7:00 p.m..

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.

24-HOUR EMERGENCY SERVICES

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquires about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquires concerning accounts, council policies and other matters, which are regular administration items.

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from ColyVan Pacific Real Estate Management Services Ltd., after hours. Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that ColyVan Pacific Real Estate Management Services Ltd. can return your call promptly.