

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE held on
Wednesday, May 28, 2003 at 7:00 p.m. 3rd Floor Meeting Room - 183 Keefer Place,
Vancouver, B.C.**

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

SITE MANAGER: Del Wordofa

REGRETS: Steven Wendland

GUESTS: Andrew Gorlick – McArthur Vanell Limited
Consulting Engineers
Mark Barbeau – Rembal Painting & Restoration

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

EXTERIOR BUILDING MAINTENANCE PRESENTATIONS

Council heard presentations from both consultant and contractor on the exterior building maintenance including caulking and sealing the exterior of the building. After a question and answer period, council requested that both parties provide more information.

CALL TO ORDER

Kent Wiebe, Council President called the meeting called to order at 7:50 p.m.

PROJECT MANAGER'S REPORT

It was **MOVED/SECONDED** (Wiebe/Antoni) to change the Fire Safety Inspection contract from Fire Code Plus to Voltech Electric which will result in an annual savings to the Strata Corporation.

CARRIED

ADOPTION OF PREVIOUS MINUTES

It was **MOVED/SECONDED** (Antoni/Lum) to adopt the previous minutes held on April 23, 2003.

CARRIED

FINANCIAL STATEMENTS

It was **MOVED/SECONDED** (Wiebe/Antoni) to adopt the March 2003 Financial Statements.

CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Security** – David Antoni reviewed some of the outstanding issues regarding security and the accomplishments achieved over the last period. Further issues are under way and David will follow-up next month.
- b) **Repair damage to Elevator Wall** – It was noted that there were undesirable scratches and words which are unremovable on the elevator upper panels. Discussion ensued on repairing the above, Del will investigate and report back to council.
- c) **Sump Pumps** – Kent Wiebe and the Property Manager met with Henderson to discuss the issue of over capacitating the sump pumps. Henderson are currently reviewing the issue and have committed to support the issue at hand.
- d) **Accounts Receivables** – The accounts were reviewed as well as the receivables from Henderson. It was agreed to implement a new method of collecting receivables from Henderson to minimize the amount of receivables.

NEW BUSINESS

- a) **Site Manager – Job Responsibilities**
To be completed
- b) **Site Manager - Salary Review**
The final list or duties along with the salary review were presented to council. IT was **MOVED/SECONDED** (Wiebe/Antoni) to approve the retroactive salary increase.

“*It was noted that the 2004 Budget will take into consideration an increase to the Site Manager’s annual salary to reflect the efforts of the Site Manager while keeping in line with the market.”

ADJOURNMENT

With no further business, it was **MOVED/SECONDED** (Wiebe/Traktavenko) that the meeting adjourn at 9:20 p.m.

NEXT MEETING

The Next Strata Council Meeting will be held on June 25, 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.