

MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE held on Wednesday, September 24, 2003 at 7:00 p.m 3RD Floor Meeting Room - 183 Keefer Place, Vancouver, B.C.

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

REGRETS: Del Wordofa
Rita Lum
Steven Wendland
Joshua Hodgson

GUESTS: Kash Abtin – New Owner Suite #508
Brydon Gervs – New Owner Suite #402
Patricia Healey & Chantal Brown - #510

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 7:05 p.m.

PROJECT MANAGER'S REPORT

Tabled – Del Wordofa is currently on holidays.

GUEST SPEAKERS

1) Kash Abtin the new owner of Suite #508 was present at the meeting to request a “relaxation of the pet bylaw”, as his pet exceeds the bylaw size by 2”. After Council’s review and discussion it was **MOVED/SECONDED** (/Antoni) to provide a temporary waiver on the relaxation of the bylaw.

CARRIED

2) Brydon Gervs recently purchased Suite #402, shortly after moving in the owner noticed condensation from the dryer vent, which was causing damage to his ceiling. Subsequently the owner had a booster fan installed, which seems to have rectified the situation the problem. The owner was looking for compensation from the strata corporation, the Council President advised the owner that this was not a strata issue and suggested that they pursue the Vendor’s representative for compensation.

3) Patricia Healey & Chantal Brown owners of Suite #510 were present to ask some “general” questions to the Strata Council.

ADOPTION OF PREVIOUS MINUTES

It was **MOVED/SECONDED** (Wiebe/Turner) to adopt the previous minutes held on July 30, 2003.

CARRIED

FINANCIAL STATEMENTS

Tabled as Rita Lum is on holidays.

BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Security / Deficiencies / Maintenance Update** – Council president Kent Wiebe to write a letter to Pedro regarding the deficiencies list.

Council requested the Property Manager arrange to have the sidewalks pressure washed around the entire building, change light bulbs, and have the parking area, lobby vestibules & fitness recreation facility floors stripped, sealed & cleaned.

- b) **Council Resignation** – David Antoni has sold his suite at Paris Place, therefore resigning from the Strata Council. It was **MOVED/SECONDED** (Wiebe/Antoni) to appoint Kash Abtin owner of Suite #508 to replace David on council.

ADJOURNMENT

With no further business, it was **MOVED/SECONDED** (Wiebe/Abtin) that the meeting adjourn at 8:50 p.m.

NEXT MEETING

The Next Strata Council Meeting will be held on October 29, 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.