

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON WEDNESDAY, OCTOBER 29<sup>th</sup>, 2003 AT 7:00 P.M 3<sup>RD</sup> FLOOR MEETING ROOM - 183 KEEFER PLACE, VANCOUVER, B.C.**

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**COUNCIL IN ATTENDANCE:** Rita Lum  
Tim Turner (via telephone)  
Kent Wiebe  
Kash Abtin  
Joshua Hodgson  
Steven Wendland  
Dmitri Traktovenko

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**SITE MANAGER:** Del Wordofa

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**GUESTS:** Europa Council President – Georgia Morrow, Helen Mclaughlin Hui.  
Owners - Patricia Healey & Chantal Brown

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

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**CALL TO ORDER**

Kent Wiebe, Council President called the meeting called to order at 7:10 PM.

**PROJECT MANAGER’S REPORT**

The project manager circulated his report on activities in the building over the last period. Council reviewed and discussed the report.

**GUEST BUSINESS**

- 1) Three representatives of Europa – Georgia Morrow – Helen Mclaughlin and Hui attended to discuss mutual issues relating to activities on Keefer Steps and overall area security

It was **MOVED/SECONDED** (Turner/Abtin).

To install signs in Keefer Steps area alerting the public that the Steps are private property and that activities in the area are recorded by video cameras. Kash will work with Del to put the signs together.

**CARRIED**

\*it was noted that Council president Kent Wiebe refrained from voting on this issue.

## **ADOPTION OF PREVIOUS MINUTES**

It was **MOVED/SECONDED** (Abtin/Turner) to adopt the previous minutes held on September 24<sup>th</sup>, 2003.  
**CARRIED.**

## **FINANCIAL STATEMENTS**

- 1) Adoption of the financial statements was tabled to the next Council meeting.
- 2) Accounts Receivable – Council Reviewed A/R and instructed the property manager to collect as directed.

## **NEW BUSINESS**

- a) Plumbing Back-up #2; Council Discussed the 2<sup>nd</sup> Resultant Plumbing Back-up which occurred in the same suites and same damage as the 1<sup>st</sup> time. Restoration is in progress .
- b) Security Agreement Review – It has been brought to the attention of Council that owners have been complaining about the security service provided to the building. Council will bring this to the attention of Henderson & Property Manager will price out a punch card check-in device for Guards to use. Property Manager will have a free Security Review to “Harden the Target”. This Security Issue can be raised at an AGM to discuss options with owners.
- c) Pool/Locker Room – Tile Cleaning.

It was **MOVED/SECONDED** (Lum/Abtin) to spend \$1,800.00 to strip and seal all tile floors in Pool /Lockers area.

**CARRIED**

## **ADJOURNMENT**

With no further business, it was **MOVED/SECONDED** (Wiebe/Hodgson) that the meeting adjourn at 9:45 p.m.

## **NEXT MEETING**

The Next Strata Council Meeting will be held on November 26<sup>th</sup>.

### ***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.**