

MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON WEDNESDAY, NOVEMBER 26, 2003 AT 7:00 P.M 3RD FLOOR MEETING ROOM - 183 KEEFER PLACE , VANCOUVER, B.C.

COUNCIL IN ATTENDANCE: Rita Lum
Kash Abtin
Joshua Hodgson
Steven Wendland
Dmitri Traktovenko

Formatted: English (U.S.)

SITE MANAGER: Del Wordofa

REGRETS: Kent Weibe
Tim Turner

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

CALL TO ORDER

Rita Lum, Treasurer called the meeting called to order at 7:04 PM.

PROJECT MANAGER’S REPORT

Council reviewed and discussed the site manager’s report on activities in the building since the last meeting.

- a) **HVAC Budget – Discussion of expenses .**
It was reported that the HVAC repairs/maintenance are over budget. A meeting to be held with Hallmark to discuss the issues.
- b) **Developer Charge Backs– Discussion on the “grey areas”**
Site/Property Managers will review the chargebacks to the developer. Once a complete d list is finalized, the agreement is to be signed by all parties involved.
- c) **Sauna**
The sauna requires repair due to water being thrown on the element. As this is a dry system, users requested to please do not throw water on it as the water corodes the wiring.

ADOPTION OF PREVIOUS MINUTES

It was **MOVED/SECONDED** (Abtin/Hodgson) to adopt the previous minutes held on October 29, 2003.

CARRIED

FINANCIAL STATEMENTS

1) Statements

The Treasurer reported on the Financial Statements. It was **MOVED/SECONDED** (Lum/Traktovenko) to approve the Financial Statements from July 2003 – October 2003. Any adjustments to be done later.

CARRIED

2) Accounts Receivable

Council Reviewed Accounts Receivable and instructed the property manager to continue collecting as previously directed.

NEW BUSINESS

a) Resident Christmas Party

On December 16, 2003 at 7:00 p.m. the annual residents' Christmas party will take place in the recreation room. Notices will be posted with more information.

b) Security Committee Report

Kash volunteered to work with the project manager to review all issues pertaining to security and compose a new list of items that must be completed. The list is to be forwarded to the property manager's office, they will then send it to Henderson with a time line on when items must be completed. The property manager is to contact Jim Ingram (Intercon Security) to acquire a report on security.

c) Hardwood Floor Surface Cleaning

The pool and jacuzzi floor areas have been cleaned and recoated. The property manager is to contact the cleaning company regarding the floor area around the jacuzzi as it seems to be flaking.

It was **MOVED/SECONDED** (Lum/Wendland) to clean/seal the three lobbies and parkade entrance floors.

CARRIED

d) Fees – Orientation, Storage, Parking, Access Cards

These items were tabled until the next council meeting.

e) Underground Parking Gate

Council would like to remind all owners/residents for security reasons. Please stop at the underground parking gates when entering and exiting the underground to ensure unauthorized individuals do not gain access to the building.

ADJOURNMENT

With no further business, it was **MOVED/SECONDED** (Wiebe/Hodgson) that the meeting adjourn at 8:45 p.m.

NEXT MEETING

The Next Strata Council Meeting will be held on December 17, 2003.

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.