

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON WEDNESDAY, APRIL 28, 2004 AT 7:00 P.M AT THE 3<sup>RD</sup> FLOOR MEETING ROOM, VANCOUVER, B.C.**

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**COUNCIL IN ATTENDANCE:**

Rita Lum  
Patricia Healey  
Dmitri Traktovenko  
Kent Wiebe  
Kash Abtin

**REGRETS:**

Tim Turner  
Joshua Hodgson

**SITE MANAGER:**

Del Wordofa

**MANAGING AGENT:**

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

**CALL TO ORDER**

The meeting was called to order at 7:00 PM by Council President Kent Wiebe.

**SITE MANAGER'S REPORT**

The Site Manger, Del Wordofa reported on the activities in the building over the last period.

**ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES**

It was **MOVED/SECONDED** (Lum/Wiebe) to adopt the minutes of the previous meeting dated March 25<sup>th</sup>, 2004. **CARRIED**

**FINANCIAL REPORT**

**a) February & March Financial Statements**

It was **MOVED/SECONDED** (Lum/Wiebe) to adopt the February & March financial statements as presented. **CARRIED**

**b) Arrears**

**c) New Budget – Revenue**

It was agreed subject to the contract with Microcell to move \$15,000.00 into revenue section of the budget for this fiscal year, thereby eliminating the need to change fees. The fees will remain the same for this fiscal year.

## OLD BUSINESS

### a) Fees (move in/out, orientation, etc.)

Tabled until the next council meeting.

### b) Shared costs formulas - finalize

Site Manager and Property Manager to set up a meeting with Henderson and finalize formulas before the next council meeting.

## NEW BUSINESS

### a) Council Positions

President – Kent Wiebe

Treasurer – Rita Lum

Vice-President – Tabled until the next council meeting.

### b) Microcell Agreement

The Microcell Agreement has now been finalized under the following terms;

1<sup>st</sup> term (Five Years) - \$15,000./per year

2<sup>nd</sup> term (Five Years) - \$16,250./per year

3<sup>rd</sup> term (Five Years) - \$18,125./per year

### c) Playground

Council reviewed a proposal to install a children's playground on the 3<sup>rd</sup> floor deck area at a budget of \$500.00. Patricia to further investigate the feasibility of the playground and report back to council at the next council meeting.

**d) Unit 308-Drain Back up** The Owner was present at the meeting to discuss the damage to his suite as a result of the drain back up. Council reviewed the concerns of the owner with respect to the insurance deductible that the owner is now subject to pay. Due to the flooring upgrades in this particular suite, the Strata's insurance only covers the original installation components, not the upgrades therefore the owner is responsible for the deductible.

## ADJOURNMENT

It was **MOVED/SECONDED** (Wiebe/Abtin) to adjourn at 9:00 PM.

**CARRIED**

## NEXT MEETING

The next council meeting will be held on Wednesday, May 26, 2004.

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