

MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON WEDNESDAY, SEPTEMBER 29, 2004 AT 7:00 P.M. IN SUITE #1304-183 KEEFER PLACE, VANCOUVER, B.C.

COUNCIL IN ATTENDANCE:

Kent Wiebe
Dmitri Traktovenko
Joshua Hodgson
Rita Lum

REGRETS:

Tim Turner
Patricia Healey

GUEST:

Kash Abtin

SITE MANAGER:

Del Wordorfa

MANAGING AGENT:

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

1. CALL TO ORDER

The meeting was called to order at 7:10 PM by Council President Kent Wiebe.

2. PROJECT MANAGER'S REPORT

Project Manager Del Wordorfa reported on activities in the building over the past period.

3. ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **MOVED/SECONDED** (Lum/Wiebe) to adopt the minutes of the previous meeting dated July 21, 2004. **CARRIED**

4. FINANCIAL REPORT

a) Financial Statements

It was **MOVED/SECONDED** (Lum/Wiebe) to adopt the June & July 2004 Financial Statements. **CARRIED**

b) Arrears

The Property Manager reviewed the current list of owner arrears, and was directed to collect as required.

5. COST SHARING FORMULAS

The Property Managers and Project Manager compiled a list of expenses that are shared with Henderson Development. The established cost sharing formulas and list have now been sent to Henderson for their review and signature.

6. GUEST BUSINESS

Kash Abtin was present to review the following items with council.

- 5th floor walkway – update
- 555 Abbott – sofa needs repair
- Abbott street – front door handle
- P1 parkade odour coming from T & T Supermarket
- Cleanliness of the rampway to the recycling room
- P1 Abbott – needs a larger garbage can
- Virtual Guard – has been operating intermittently
- Visitor parking tickets
- Balcony Lighting
- Hot & Cold water issues
- Move in fees

7. PROJECTS

- 5TH Floor walkway repairs –underway
- Keefer lobby tiles – complete
- Leaking planter – 4th floor – underway
- 4th floor walkway – underway
- exterior caulking – council has approved the completion (weather permitting)
- Exterior Caulking – Council approved proceeding with the next phase of exterior caulking, the Project Manager will contact Hydro seal to begin work.

8. NEW BUSINESS

a) Move In Fees / Other Fees

Council is currently reviewing all fees that have changed per the Strata Bylaws, further discussion to be held at the next General Meeting.

b) Sofa – Both Lobbies

Council are currently looking to replace both sofas in the Keefer & Abbott lobby as part of regular maintenance.

7. ADJOURNMENT

It was **MOVED/SECONDED** (Wiebe/Hodgson) to adjourn at 8:30 p.m.

NEXT MEETING

The next council meeting will be: Wednesday, October 27, 2004.

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