

MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON WEDNESDAY, OCTOBER 27, 2004 AT 6:30 P.M. IN THE SOCIAL ROOM, VANCOUVER, B.C.

COUNCIL IN ATTENDANCE:

Tim Turner
Dmitri Traktovenko
Joshua Hodgson
Rita Lum

REGRETS:

Kent Wiebe
Patricia Healey

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 6:35 PM by Council Vice President Tim Turner.

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/Hodgson) to adopt the minutes of the previous meeting dated September 29, 2004. **CARRIED**

4. FINANCIAL REPORT

a) Financial Statements

It was **MOVED/SECONDED** (Lum/Hodgson) to adopt the August 2004 Financial Statements. **CARRIED**

b) Arrears

The Property Manager was instructed to effect collection as required on three units that are currently in arrears of over 90 days. Del Wordorfa and Rita Lum will attempt to contact these owners directly regarding their account.

5. OLD BUSINESS

a) Shared Cost Formulas

The Property Manager reported that the shared cost formula sent to Henderson for signature has not yet been returned. Tim Turner will call Henderson for a follow-up.

6. PROJECTS

- 5th floor walkway – complete
- 4th floor walkway – complete
- Leaking planter 4th floor - complete
- Quotes to repaint building – discussion for budgeting
- Lobby sofas – Rita Lum will price out new sofas
- Abbott street front door handle - repaired

7. NEW BUSINESS

a) P2 Broken Gate

An owner damaged the overhead gate to P2 at which time the owner reported the incident to Security and Del Wordofa. The subsequent repairs to the overhead gate are estimated at \$1000.00.

b) Hydro Seal Exterior Maintenance

Council has budgeted for the ongoing proactive maintenance of the exterior of the building; Hydro Seal will book this work for spring 2005. Del Wordofa is also reviewing quotes received for the cleaning of the exterior of the building.

It was **MOVED/SECONDED** (Turner/Lum) to approve the exterior cleaning of the building over the winter. **CARRIED**

c) Office Computer

The Site Manager is in need of a software upgrade to continue to work efficiently. It was **MOVED/SECONDED** (Turner/Hodgson) to authorize the Site Manager to upgrade the computer, at a cost of no more than \$1500.00. **CARRIED**

7. ADJOURNMENT

It was **MOVED/SECONDED** (Turner/Hodgson) to adjourn at 7:30 p.m.

NEXT MEETING

The next council meeting will be: Tuesday, December 14, 2004 @ 6:30 p.m.
Pre Budget Meeting – Tuesday, January 18, 2005 @ 6:30 p.m.
Final Budget & AGM Preparation – Tuesday, February 15, 2005 @ 6:30 p.m.

To view these minutes on line, please log on to www.colyvanpacific.com and click on the online property management button. Please sign up to be a verified user and you can view these minutes on line.

Minutes of Council Meeting – LMS 1872

October 27, 2004

Page 3