

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON TUESDAY, DECEMBER 14, 2004 AT 6:30 P.M. IN THE 3<sup>rd</sup> FLOOR MEETING ROOM AT 183 KEEFER PLACE, VANCOUVER, B.C.**

---

**COUNCIL IN ATTENDANCE:** Tim Turner  
Dmitri Traktovenko  
Joshua Hodgson  
Rita Lum  
Kent Wiebe

**REGRETS:** Patricia Healey

**SITE MANAGER:** Del Wordorfa

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

**1. CALL TO ORDER**

The meeting was called to order at 6:30 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** (Wiebe/Hodgson) to adopt the minutes of the previous meeting dated October 27, 2004. **CARRIED**

**4. FINANCIAL REPORT**

**a) Financial Statements**

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

**b) Arrears**

The Accounts Receivables were reviewed and the Property Manager was instructed to effect collection as required.

## 5. OLD BUSINESS

Shared cost agreement – signed by both parties

## 6. PROJECTS

- Lobby sofas – the news sofas have now been installed
- Abbott street front door handle – repaired
- Storage locker fee increase – letters to owners have been mailed out
- Tax Audit – underway

## 7. NEW BUSINESS

### a) Purchase 2<sup>nd</sup> Fan

Del requested council's approval to purchase a 2<sup>nd</sup> fan for the restoration work instead of using a restoration company for the smaller jobs. He will be able to have this work done with considerable savings to the owners.

It was **MOVED/SECONDED** (Wiebe/Turner) to approve the purchase of a 2<sup>nd</sup> fan.

**CARRIED**

### b) Removal of a Council Member

It was **MOVED/SECONDED** (Wiebe/Turner) to remove Patricia Healy from Council in accordance with the Strata Property Act. Patricia Healy was removed from council for failure to attend council meetings in over six months.

**CARRIED**

### c) Bylaw Review

Rita Lum reviewed the Strata Corporation's Bylaws for possible changes and house cleaning items. Council will present any changes for owners' consideration at the next Annual General Meeting.

### d) Budget Discussion

Council reviewed the preliminary budget, the Property Manager was instructed to break down the GL cost centres and review with Del before the next council meeting.

## 7. ADJOURNMENT

It was **MOVED/SECONDED** (Wiebe/Lum) to adjourn at 8:45 p.m.

## NEXT MEETING

**Tuesday, January 18<sup>th</sup> 2005 at 6:30pm.**

To view these minutes on line, please log on to [www.colyvanpacific.com](http://www.colyvanpacific.com) and click on the on line property management button. Please sign up to be a verified user and you can view these minutes on line.

