

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS 1872, PARIS PLACE HELD ON MONDAY, NOVEMBER 21, 2005 AT 6:00 PM, IN THE 3<sup>rd</sup> FLOOR MEETING ROOM AT 183 KEEFER PLACE, VANCOUVER, BC**

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**COUNCIL IN ATTENDANCE:** Dmitri Traktovenko  
Carmen Leung  
Paul Moores  
Josh Hodgson

**REGRETS:** Kent Wiebe  
Tim Turner  
Rita Lum

**GUEST:** Miguel Eagles (#503)

**SITE MANAGER:** Del Wordofa

**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 6:10 pm by the Property Manager, Allan Landa.

**2. SITE MANAGER'S REPORT**

The Site Manager reported on the following activities over the last period:

- a. It was noted that an owner had damaged the gate with their vehicle while trying to activate the door reader. After consideration of the circumstances of the situation, the council decided that the cost of the repair will be split 50/50 between the strata and the owner. The card reader has since been moved to ensure easier entry for residents in their vehicles.
- b. During the power washing phase of the exterior maintenance project, an owner reported that an amount of water had come through his door threshold damaging the newly installed laminate hardwood floor in the area near his front door. Upon inspection from the Site Manager, it was noted that the installation of the flooring was done right up to the front door where it was previously tiled.

It was MOVED/SECONDED (Hodgson/Moores) to have the contractor (Remdal) and the Strata Corporation split the cost to repair the damaged floor on the following condition:

- New or additional weather stripping on the door threshold will be done at the owner's expense.
- Tile will be re-installed in the entrance way.
- Council will amend the approval process going forward to prohibit renovation of the tile at the front door area.

**CARRIED**

**3. ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES – OCTOBER 24, 2005**

It was **MOVED/SECONDED** (Traktovenko/Leung) to adopt the minutes of the previous meeting dated October 24, 2005.

**CARRIED**

**4. FINANCIAL REPORT**

- a. **Financial Statements** – The October Financial Statements were tabled until next meeting.
- b. **Arrears Report** – The Account Receivables report were tabled until next meeting.

**5. OLD BUSINESS**

- a. **Exterior Maintenance** – Due to the weather, the work has stopped until spring.
- b. **Edwards Panel** – The panel has to be replaced due to power supply trouble. The cost will be approximately \$15,000. This work will be done before the middle of December. In the meantime, the fire suppression is fully operational.

**6. NEW BUSINESS**

- a. **Cracked window** – An Owner reported a crack in their large window. The Site Manager will look into having this window replaced at the expense of the Strata.

**7. ADJOURNMENT**

It was **MOVED/SECONDED** (Hodgson/Moores) to adjourn at 7:10 pm.

**NEXT MEETING**

**The next meeting is scheduled on Monday, January 23, 2006 at 6 pm.**

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