

**Minutes of the Council meeting for Strata Plan LMS 1872 – Paris Place, held on Tuesday,  
August 28, 2006 in the 3<sup>rd</sup> floor on site office, 183 Keefer Place, Vancouver, B.C.**

In Attendance: Carmen Leung  
Rita Lum  
Paul Moores  
Dmitri Traktovenko  
Tim Turner

Site Manager: Del Wordofa

1. Call to order

The meeting was called to order by Council President, Carmen Leung at 6:30 p.m.

**A) Sink backflow and hot water pipe leak.**

Council discussed damage resulting from recent leaks in Suite 1601 (hot water pipe) and Suite 604 (sink backflow). It was noted that in both suites improvements (hardwood laminate) had been made to the original fixtures (flooring) installed by the developer at the time of strata lot construction. Council decided that the Strata Corporation will apply its property insurance policy deductible and supplementary coverage to bear the cost of restoring the Suites to their original condition at time of construction in accordance with section 149 (1) and section 161 (1) of the strata Property Act (see below). Each owner is encouraged to obtain and maintain insurance for the risks and perils outlined in section 161 (1) of the Strata Property Act.

**STRATA PROPERTY ACT**

**[SBC 1998] CHAPTER 43**

**Part 9 — Insurance**

**Property insurance required for strata corporation**

**149** (1) The strata corporation must obtain and maintain property insurance on

- (a) common property,
- (b) common assets,
- (c) buildings shown on the strata plan, and
- (d) fixtures built or installed on a strata lot, if the fixtures are built or installed by the owner developer as part of the original construction on the strata lot.

**Owner's insurance**

**161** (1) Despite the *Insurance Act* or any other law, an owner may obtain and maintain insurance for any or all of the following:

- (a) loss or damage to the owner's strata lot and the fixtures referred to in section 149 (1) (d)
  - (i) against perils that are not insured by the strata corporation, and
  - (ii) for amounts that are in excess of amounts insured by the strata corporation;
- (b) fixtures in the owner's strata lot, other than the fixtures referred to in section 149 (1) (d);
- (c) improvements to fixtures referred to in section 149 (1) (d);
- (d) loss of rental value of the owner's strata lot in excess of insurance obtained and maintained by the strata corporation;
- (e) liability for property damage and bodily injury, whether occurring on the owner's strata lot or on the common property.

**B) Exterior Appearance.**

Council reviewed an owner's letter regarding bamboo fencing on their balcony. It is noted that the front side of the fence has been removed since a violation notice was received by the owner. Council maintained their previous position that the fence sides must be completely removed or trimmed to a height equal to or less than the height of the balcony railings.

**C) Odor in common areas.**

It is believed that most of the bad odor in parkade and lobby areas is generated from T&T supermarket. Council requested the site manager to raise this issue with T&T management and request them to take action to eliminate the offensive odor.

2. Adjournment at 8:30 p.m.