

Strata Council Meeting Minutes, May 28, 2007

Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, MAY 28, 2007 AT 6 PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC**

Council In Attendance: Carmen Leung
Tim Turner
Rita Lum
Dmitri Traktovenko
Paul Moores
Su-Laine Yeo

Regrets: Frank Yoo

Site Manager: Del Wordofa

Managing Agent: Allan Landa
ColyVan Pacific Real Estate Management Services Ltd.

1. CALL TO ORDER

The meeting was called to order by Tim Turner at 6:30 pm.

2. COUNCIL POSITIONS

The following positions were established and confirmed for Council:

Tim Turner	President
Paul Moores	Vice-President
Rita Lum	Treasurer
Carmen Leung	Member
Su-Laine Yeo	Member
Frank Yoo	Member
Dmitri Traktovenko	Member

3. SITE MANAGER'S REPORT

The Site Manager reported on activities in the building over the last period including:

- Fire safety Inspection
- Exterior Maintenance
- Irrigation Start-up
- New Sauna Heater

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The Site Manager is currently working on the following items:

- Window seal replacement
- Pressure regulating valves replacement
- Installation of new carpets and painting of lobbies

Fire Panel presentation was tabled.

4. APPROVAL OF PREVIOUS MINUTES

It was **MOVED/SECONDED (Lum/Leung)** to approve the minutes of the strata council meeting held February 27, 2007.

CARRIED

5. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ **Financial Statements**

It was **MOVED/SECONDED (Lum/Leung)** to adopt the financial statements as prepared up to April 30, 2007.

CARRIED

▪ **Arrears**

The Strata Council reviewed the arrears report in detail and instructed the Property Manager to effect collection as required.

6. OLD BUSINESS

▪ **Balcony Issue**

It was **MOVED/SECONDED (Turner/Moores)** to communicate to the owner to comply with existing bylaws given their understanding that live shrubs will be in place within 12 months.

CARRIED

7. NEW BUSINESS

▪ **Security Agreement - Rate**

The Council will conduct a "Security Service Review" with Henderson. The review is expected to be completed by October 2007.

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▪ **Welcome Baskets**

Paul and Wanda Moores have proposed to Council the idea of providing welcome baskets to new owners. This is mainly for information purposes on the services and shops around the area. There is no cost to the Strata.

It was **MOVED/SECONDED (Turner/Traktovenko)** to accept this proposal based on the sample presented.

CARRIED

▪ **OTHER BUSINESS – Renovation to suite 3204**

It was **MOVED/SECONDED (Turner/Yeo)** to approve renovation of suite 3204 subject to bylaw specifications and appropriate insurance for upgrades.

CARRIED

8. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:45 pm.

NEXT MEETING IS ON MONDAY JUNE 25, 2007 AT 6:30 PM

Attention

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