

Strata Council Meeting Minutes, July 30, 2007
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, JULY 30, 2007 AT 6:30PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC**

Council In Attendance:	Tim Turner	President
	Paul Moores	Vice-President
	Rita Lum	Treasurer
	Dmitri Traktovenko	Member
	Su-Laine Yeo	Member
Regrets:	Frank Yoo	Member - Resigned
	Carmen Leung	Member
Site Manager:	Del Wordofa	
Managing Agent:	Allan Landa	
	Ingrid Kurilova	
	ColyVan Pacific Real Estate Management Services Ltd.	

1. CALL TO ORDER

The meeting was called to order by Tim Turner at 6:35 pm.

2. GUEST BUSINESS

Ken Barlow from Rogers Solutions made a presentation to council regarding configuration and installation of the telephone towers under the existing contract.

3. SITE MANAGER'S REPORT

The Site Manager reported to council on items completed over the past month. He also informed council on a long-term maintenance project that is currently in progress.

4. APPROVAL OF PREVIOUS MINUTES

It was **MOVED/SECONDED** to approve the minutes of the strata council meeting held June 25, 2007 as distributed.

CARRIED

5. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ **Financial Statements**

It was **MOVED/SECONDED** to approve the Financial Statements up to June 2007 as circulated.

CARRIED

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- **Arrears**

Several owners are in arrears for maintenance fees or a shortfall. A lien has been placed against one suite. Property Manager will make contact with owners in arrears.

6. OLD BUSINESS

- **Phoenix Restorations invoices**

An outstanding bill from Phoenix Restorations was reviewed by council. The charge is for emergency repairs for water damage in units 220 and 224 and the preschool area in January 2006 (commercial section). Council will work with affected parties to settle this bill.

- **Gym Equipment Purchase**

A new piece of fitness equipment will be purchased shortly.

- **Summer Get-together**

The annual summer social event for residents of the Paris Place is scheduled for August 29th. Notices will be posted.

- **Fire Panel Review**

Del gave an overview on the fire panel at 555 Abbott. A test drill to be conducted soon.

7. NEW BUSINESS

- **Banner Project**

The Council discussed the Banner Project in regard to the Winter Olympic Games 2010 and will continue to explore the potential of this idea.

- **Council Member Resignation**

Frank Yoo has resigned from the council due to selling of his unit. The Strata Council would like to thank Frank for his hard work and wishes him good luck.

- **New Council Member**

The new member of the Council will be Mr. Rhyon Caldwell from Unit # 3204. It was **MOVED/SECONDED** to elect Rhyon Caldwell as a new member of the strata council.

CARRIED

- **Ventilation of the Lobby – 183 Keefer**

The lobby of 183 Keefer seems to have poor air circulation. The Resident Manager will work with Henderson to address this issue.

- **Keefer steps**

All steel railings, etc. will be painted by Henderson and the area cleanup is in progress.

- **Security service review**

A template of detailed check list for security quality, quantity and evaluation was prepared and reviewed. The council will present their ideas of evaluation at the next council meeting.

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8. ADJOURNMENT

It was **MOVED/SECONDED** to adjourn the meeting at 8:52 p.m.

CARRIED

NEXT MEETING IS ON MONDAY AUGUST 27, 2007 AT 6:30 PM

Attention

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

These minutes are also available by visiting the strata's website at: www.parisplace.ca.