

Strata Council Meeting Minutes, November 19, 2007
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, NOVEMBER 19, 2007 AT 6:30PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC**

Council In Attendance:	Tim Turner	President
	Rita Lum	Treasurer
	Dmitri Traktovenko	Member
	Rhyon Caldwell	Member
	Carmen Leung	Member
Regrets:	Paul Moores	Vice-President
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. SITE MANAGER'S REPORT

The Site Manager provided a report for November 2007 to council.

3. APPROVAL OF PREVIOUS MINUTES

It was **MOVED/SECONDED** to approve the minutes of the Strata Council meeting held August 27, 2007 as distributed.

CARRIED

4. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ **Financial Statements**

Approval of the financial Statements was **TABLED** till the next meeting.

▪ **Arrears**

Several owners remain to be in arrears for maintenance fees, fines or late payment charges. One lien continues to be placed against one suite. Property Manager made contact with owners in arrears and will follow up again in the near future.

5. OLD BUSINESS

• **Rogers Agreement**

Documents and contract with Fido Solutions Inc. (Rogers Communications Inc.) were signed and witnessed by a Notary.

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- **Security Service Review**

The Council President presented a security service evaluation document. He will continue ongoing communicating with the security service provider to improve service quality.

- **Maintenance Program**

A 30-year maintenance program for Paris Place was prepared by Del, a hired consultant and Council President Tim Turner. Each piece of equipment in Paris Place has been identified by serial number, listed and assigned a life expectancy. Predicted cost for maintenance, repair and replacement of all Strata-owned assets and equipment were presented for the 30-year future period. This document will be updated yearly and will support the annual budgeting process. Tim will present a Contingency Reserve Fund analysis at the next council meeting. Council then recognized and thanked Del, Tim and the consultant for their hard work and very valuable results.

6. NEW BUSINESS

- **2008 Budget**

The fiscal year end for Paris Place is December 31. The Strata will hire and Auditor and final Audit should be ready by the end of January 2008. Del and Tim will present a first draft Budget at the January 2008 Strata Council meeting.

- **Emergency Generator Fuel**

One fuel tank has been decommissioned to use only one tank and minimize fuel degradation. The remaining diesel fuel in the tank is approximately 6 years old and has been recommended to be cleaned (filtered). Del will summarize expected cost to filter fuel and arrange for fuel filtering.

- **P1 seal**

The seal in some part of P1 surface has failed. The membrane is scheduled to be replaced on the P1 ramp before the end of December 2007. The rest of P1 will be patched and sealed in stages over the next few months. This process will require traffic rerouting. Patience and understanding from all users of P1 is appreciated.

7. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 8:40 p.m. **CARRIED**

NEXT MEETING IS ON MONDAY DECEMBER 17, 2007 AT 6:30 PM

Attention

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