

Strata Council Meeting Minutes, February 18, 2008
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, FEBRUARY 18, 2008 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
	Rhyon Caldwell	Member
	Carmen Leung	Member
	Dmitri Traktovenko	Member
Site Manager:	Del Wordofa	
Managing Agent:	Ingrid Kurilova ColyVan Pacific Real Estate Management Services Ltd.	
Regrets:	Allan Landa ColyVan Pacific Real Estate Management Services Ltd.	

1. CALL TO ORDER

The meeting was called to order by Tim Turner at 6:33 pm.

2. SITE MANAGER'S REPORT

The Site Manager provided a report for February 2008 to council for advice and discussion.

3. APPROVAL OF PREVIOUS MINUTES

It was **MOVED/SECONDED** to approve the minutes of the Strata Council meeting held January 21, 2008 as distributed.

CARRIED

4. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ **Financial Statements**

It was **MOVED/SECONDED** to approve the financial Statements up to December 31, 2007.

CARRIED

▪ **Arrears**

Several owners are in arrears for maintenance fees, fines or late payment charges. A 21-day demand letter will be sent to one owner in large arrears.

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5. OLD BUSINESS

- **Roof top Antenna**

The roof top antenna drawings were reviewed and sent back to Rogers Wireless Ltd. for revision.

6. NEW BUSINESS

- **Budget 2008**

Second draft of the Budget document was reviewed again in detail after the draft Audited Statements were received. The Budget will be finalized within the next week and will be attached to the AGM package and mailed to the ownership.

- **CRF analysis and Maintenance program**

The CRF analysis was reviewed again after the draft Audited Financial Statements were received. Council has discussed various scenarios of CRF contribution over the next 20 years.

- **Keefer Steps Cleaning**

A janitorial contract increase for the Keefer Steps was discussed. The President Tim Turner will meet with Henderson to discuss this issue.

- **Insurance**

A new appraisal for Paris Place was prepared by Normac Appraisal Ltd. Due to the increased value of the building the insurance premium has been increased for the remainder of the insurance policy contract. The Property Manager is currently obtaining 3 competitive bids for insurance coverage for the Strata.

7. ADJOURNMENT

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

CARRIED

NEXT MEETING IS THE AGM MEETING HELD ON WEDNESDAY, MARCH 19, 2008.

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.