

Strata Council Meeting Minutes, July 21, 2008

Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, JULY 21, 2008 AT 6:00PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC

Council In Attendance: Paul Moores – Vice President
Dmitri Traktovenko – Member
Rhyon Caldwell - Member
Rita Lum – Treasurer

Regrets: Tim Turner - President
Carmen Leung - Member

Site Manager: Del Wordofa

Managing Agents: Ingrid Kurilova – Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

1. CALL TO ORDER

The meeting called to order by Paul Moores at 6:08 pm.

2. SITE MANAGER'S REPORT

The Site Manager provided a report for June and July 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 June 9, 2008 as distributed.

CARRIED

4. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ Financial Statements

It was MOVED/SECONDED to approve the financial statements to June 30, 2008 as circulated.

CARRIED

▪ Arrears

Owners in arrears are contacted on regular basis to bring their accounts up to date. No major arrears were reported at this time. If you have any questions regarding your account contact Susan Marvel in A/R at 604.683.8399 local 237.

6. OLD BUSINESS

• Eviction of Tenants

A tenant of the building was recently evicted. All legal costs associated with the eviction are being charged back to the Owner of the suite. In the event of any noise disturbance issues in

Strata Council Meeting Minutes, July 21, 2008

Strata Plan LMS 1872 – Paris Place

the building owners are encouraged to personally call the police and to note the incident number provided by the police.

- Keefer Steps Cleaning Contract
New cleaning company was hired to clean up the Keefer steps area. The service seemed to have improved since.

7. NEW BUSINESS

- Pet Bylaw
Council discussed the issues with Pets in the building and the Pet Bylaw. Council will be updating the rules of the building to resolve this matter and a change in the Bylaws will be proposed at the next AGM.
- Urban Networks Inc. Proposal
The Council has MOVED/SECONDED to accept the fibre optic internet service access application by Urban Networks Inc. Product information will be made available in the near future. CARRIED
- Elevator Issues
A failed elevator drive caused a downtime of one of the elevators for a few weeks. Council discussed options of addressing this issue. It was then MOVED/SECONDED to repair the existing drive and order a new drive that would be in stock for future failures and would provide much shorter downtime. CARRIED
- Hardwood flooring
Council discussed the bylaw pertaining to installation of hardwood flooring. Changes to the bylaw are considered. Council will obtain information on this matter from other strata buildings.
- Summer BBQ
The summer BBQ is scheduled for August 19, 2008 at 5:30 pm.

8. ADJOURNMENT

There being no other business it was MOVED/SECONDED to adjourn the meeting at 7:35 p.m.

CARRIED

NEXT MEETING DATE IS SEPTEMBER 8, 2008 AT 6:00 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.