

Strata Council Meeting Minutes, March 2, 2009
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, MARCH 2, 2009 AT 6:00 PM, 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
Iain Rose – Building improvement committee

Regrets: Rhyon Caldwell – Building improvement committee

Site Manager: Del Wordofa

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

1. CALL TO ORDER

The meeting was called to order by Tim Turner at 6:10 pm.

2. GUEST BUSINESS

Michael Braunstein from Globalive Wireless presented a proposal to Council on installation of another antenna tower on top of the 555 Abbott Building for \$20,000/month. Council will proceed with negotiating a draft lease agreement.

3. SITE MANAGER'S REPORT

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

4. APPROVAL OF PREVIOUS MINUTES

It was **MOVED/SECONDED** to approve the minutes of the Strata Council meeting held January 19, 2009 as circulated. **CARRIED**

5. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ **Financial Statements**

It was **MOVED/SECONDED** to approve the financial statement of January 2009 as circulated. **CARRIED**

▪ **Arrears**

Owners in arrears are contacted on regular basis to bring their accounts up to date. If you have any questions regarding your account contact Susan Marvel in A/R at 604.683.8399 local 237.

5. OLD BUSINESS

• **Budget 2009/2010 Final Draft**

Council reviewed and discussed the final draft of the budget.

Strata Council Meeting Minutes, March 2, 2009

Strata Plan LMS 1872 – Paris Place

- **T&T Cleanliness**

Discussions between T&T, Henderson and the Strata Corporation are underway in regards to the cleanliness and upkeep of the shared areas including the loading bay and hallway. A meeting of all three parties is scheduled for March 10, 2009. T&T has put great effort into improving cleanliness of the areas.

- **False Fire Alarm**

Rita Lum spoke with Henderson's Manager at Tinseltown in regard to the false fire alarm situation on January 17, 2009. The lengthy time to reset the elevators and lack of PA announcements were the main concerns. A supervisor will always be in attendance to any emergency event at Paris Place to ensure the proper procedures are met.

6. NEW BUSINESS

- **Fire Places Update**

The Strata Council is investigating having the natural gas supplying fire places turned off for a period of 5 months from May to October in an effort to save the Strata Corporation approximately \$10,000 per year. Council will present this option to owners at the AGM in April.

- **Newad Advertising Proposal**

Newad advertising company is offering advertising services for Winter Olympics 2010 in the elevators for \$100/month. Council declined this offer because the revenue opportunity is low and the inconvenience would be considerable.

- **Insurance Endorsement**

Due to increased building value the insurance for the remaining period until March 31, 2009 has been increased by \$812.00.

- **Pet Bylaw**

Council received a complaint about the condition of some areas of lawns in the 3rd floor courtyard. It was suggested that the sole cause of damage was due to resident's pets and they should be banned from the area. Council will discuss options to address the complaint and determine the cause of the damage.

7. CORRESPONDENCE

- One letter was received in regard to backflow issues.
- One complaint was received in regard to security issues.

8. OTHER BUSINESS

- **Pigeons**

The Strata Council is currently working in eliminating the pigeon population at Paris Place. Dmitri Traktovenko will investigate the option of having the whole pigeon population relocated by a specialized company. He will report to Council via email.

Strata Council Meeting Minutes, March 2, 2009

Strata Plan LMS 1872 – Paris Place

9. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 7:25 p.m.

CARRIED

NEXT MEETING IS ANNUAL GENERAL MEETING ON APRIL 8, 2009 AT 6:00 PM

NEXT COUNCIL MEETING WILL BE MONDAY, MAY 25, 2009 AT 6:00 PM

Attention

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

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