

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN LMS 1872
PARIS PLACE, HELD ON WEDNESDAY, APRIL 8, 2009, AT 6:30 PM
3RD FLOOR, MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

PRESENT 58 Strata Lots in Person/By Proxy
58 Total Strata Lots represented

SITE MANAGER: Del Wordofa

MANAGING AGENT: Brian Carleton – General Manager
Ingrid Kurilova – Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

Quorum was not met at the scheduled time of meeting, so the ownership waited 30 minutes before proceeding. Council President, Tim Turner, called the meeting to order at 7:02 pm.

MEETING PROCEDURES

The Property Manager confirmed that prior to meeting commencement; all Owners attending were signed in, voting cards issued and proxies certified. He further advised that of the 177 owners, the 58 present/proxy were entitled to vote. Per Bylaw 10 (d), the meeting was declared competent to proceed with business.

The Property Manager advised that the notice of this Annual General Meeting had been sent out in accordance with the provisions of the Strata Property Act.

APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

It was **MOVED/SECONDED** to adopt the minutes of the Annual General meeting held March 19, 2008.

CARRIED

INSURANCE REPORT

As per the provisions of the Strata Property Act, the Strata Corporation's insurance policy was included as part of the notice of AGM package and reviewed. The owners were informed that the cost for insurance has been increased for the upcoming year due to the increase of the building value.

Please note: The insurance policy provides 'replacement' coverage for the building, its fixtures, and equipment. It is up to each owner to adequately insure the contents of their home plus any improvements they may have made. It is strongly recommended to have your strata lot insured by proper home owner insurance policy. Please take a copy of the current certificate of insurance altogether with a copy of your Bylaws to your insurance broker to get proper coverage for your Strata lot.

STRATA COUNCIL PRESIDENT'S REPORT

Good evening ladies and gentlemen, friends and neighbours. My name is Tim Turner. I am the President of the Paris Place Strata Council.

Welcome and thank you for attending the AGM tonight. We'll be discussing many issues including a review of last year's financial performance as well as together deciding a plan for 2009.

First I want to remind you that many of the council members have been serving you over ten years and I want to thank the Council members that served us in 2008 for volunteering their time, energy and dedication to shepherd us and look after our interests.

I also want to recognize Del and Sinan for their ongoing great work and care.

Paris Place is now 14 years old and as the building ages the Strata Council consciously implements an ongoing preventative maintenance and repair program. A part of this program is the overall maintenance of the building exterior (inspection and repair of caulking, window seals, building envelope, painting, etc.). Half of the building was completed in 2007 and the remaining half was completed in 2008. In order to keep our building functioning properly, our operating equipment is also inspected and maintained on an ongoing basis.

In 2008, nearly all the expense accounts were within budget, with the exception of some unexpected items such as repair of the swimming pool, roof deck repair at 555 Abbott and the replacement of an elevator drive unit, all of which have contributed to an operating deficit in fiscal year 2008. As a result of these unexpected expenses, some projects that were planned to occur in 2008 were postponed until 2009.

Notwithstanding the financial performance of 2008 and the proposed plan for 2009, the monthly maintenance fees of Paris Place are now, and are expected to remain very low relative to comparable buildings.

Currently, the Strata Council is actively engaged in the surrounding Community to anticipate and address issues that affect all of us and are working together with other Strata Councils and the City of Vancouver towards achieving the common goal and building on success to date in continuing to promote and develop a safe and vibrant neighbourhood.

As always, the purpose of the Strata Council is to implement the direction of the Owners. So tonight we will discuss many current and upcoming issues, vote on revising a couple of Bylaws, finalize the Operating Budget for 2009, and as a Council will receive your direction for the year.

Thank you again for your participation tonight.

Tim Turner
President, Strata Council for Paris Place, LMS 1872

Since there were guests from Globalive attending the meeting it was decided to vote on the $\frac{3}{4}$ vote resolutions first before the budget.

$\frac{3}{4}$ VOTE RESOLUTIONS

a) APPROVAL OF AN EASEMENT / STATUTORY RIGHT OF WAY FOR GLOBALIVE WIRELESS

Strata Corporation received a proposal for another wireless antenna facility from Globalive Wireless for \$20,000 per year. This project requires an approval from the Owners of the Strata Corporation. Two guests from Globalive attended the meeting. A discussion was open on this subject. After the discussion it was called for the vote.

BE IT RESOLVED BY $\frac{3}{4}$ VOTE RESOLUTION, THE OWNERS, LMS 1872 – PARIS PLACE, agree that:

- a) pursuant to Sections 71 and 80(2) of the Strata Property Act, the Strata Corporation is hereby directed, empowered and authorized to grant and enter into an Easement / SRW with Globalive Wireless Management Corporation, with respect to that part or those parts of the common property or assets of the Strata Corporation described in the Easement / SRW agreement; and
- b) that any two members of the strata council are hereby authorized to execute the Easement / SRW agreement with or without the seal of the Strata Corporation as the act and deed of the Strata Corporation; and
- c) that any two members of the Strata Corporation are duly authorized to execute such other documentation and do such other acts and deeds in the name of the Strata Corporation as are necessary to give full force and effect to the Easement / SRW agreement.

The results being:

34 In Favour

24 Against

0 Abstained

MOTION FAILED

b) BYLAW AMENDMENT – PET BYLAW

Forum was open for a discussion about the issue with Pets fouling on the common property. The third floor courtyard is being used as a dog park. The Bylaws of a Strata Corporation do not permit dogs/cats or other pet to foul any part of the common property, however, this bylaw has been ignored by a lot of pet owners and resulted in:

1. Damage to the lawns and gardens
2. Complaints from residents who use the courtyard are for exercise and relaxation
3. Threats from the landscaping company to terminate the contract with the strata corporation unable to maintain the standard of lawns due to pet feces

After spirited discussion Council President called for the vote.

BE IT RESOLVED BY 3/4 VOTE RESOLUTION, THE OWNERS, LMS 1872 – PARIS PLACE, agree to replace Bylaw 30 b, which reads:

An Owner shall not:

“Permit his or her dog/cat nor any resident tenant or visitor’s dog or cat to travel or walk without a leash on any common areas of the strata plan unless adequately controlled, not allow his or her dog/cat to create a noise or nuisance or permit his or her pet to foul any areas within the strata plan, nor allow his or her dog/cat to act in a manner that interferes with the use of common property by the other owners. “

And replace it with:

An Owner shall not:

“Permit any resident’s or visitor’s pet to: access the third floor outside courtyard, allow their pet to travel or walk without a leash on any common areas of the strata plan, allow their pet to create a noise or nuisance or allow their pet to foul any areas within the strata plan, nor allow their pet to act in a manner that interferes with the use of common property by the other owners. “

The results being:

45 In Favour

13 Against

0 Abstained

MOTION CARRIED

PRESENTATION OF THE PROPOSED 2009 OPERATING BUDGET

The proposed 2009 Operating Budget distributed to owners as part of the AGM package was reviewed and discussed in detail. Amendments were done to Wages, Wages and Benefits, Gas, Water/Sewer, Henderson's share Water/Sewer.

The Council President, Tim Turner, then called for a vote to approve the budget.

It was **MOVED\SECONDED** to adopt the proposed operating budget as amended.
The results being:

54 In Favour
4 Against
0 Abstained

CARRIED

The approved budget reflects 8% increase in maintenance fees.

Please refer to the attached maintenance fee schedule to determine your strata fees.

Should you have further questions in this regard, please contact Susan Marvel in accounting at 604.683.8399, ext. 237.

ELECTION OF NEW STRATA COUNCIL

Nominations were taken and it was **MOVED/SECONDED** to elect the following candidates by acclamation:

Tim Turner
Rita Lum
Dmitri Traktovenko
Paul Moores
Rhyon Caldwell
Sean Bickerton

CARRIED

The owners expressed their thanks for the time and effort made on their behalf by the Strata Council.

NEW BUSINESS

1) Stairwell cleaning

Some owners pointed out that the stairwells are dirty and dusty. The Strata Council will consider cleaning of the stairwells.

2) Renting during Olympics 2010

The renting situation during the Olympic Games was briefly discussed. Owners were again reminded to have proper insurance for their strata lots as any damage resulting from renting of their unit would be charged back to them.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:50 pm.

The next Council meeting is scheduled on Monday, May 25, 2009 at 6:00 pm.

A T T E N T I O N

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.

To – My Insurance Professional

I am the owner of strata unit _____ in strata plan **LMS 1872**. I require a strata owner's policy to protect my interests and liability with regard to the aforementioned strata lot. I also should advise you that I do/do not rent out my unit.

The property manager has advised the owners that they should take a copy of the insurance report along with a copy of the bylaws of the Strata Corporation to their insurance agent. Owners have been advised that there are provisions in the bylaws whereby the Strata Corporation has the ability to charge back to an owner costs related to actions of the owner or any one the owner occasions on site. In addition there are limitations in the strata's insurance that may be insured for separately. The exclusions in the strata's insurance include but are not limited to; betterment's and improvements, replacements, living away expenses and losses of personal goods. The property manager has advised that the full details of the limitations are best outlined by an insurance professional who reviews both the strata's policy and the owner's policy.

The property manager recommended that owners submit a letter to their agent, with the previously noted information, and in the letter request that the agent contact the strata's insurer to ensure that the owner has seamless coverage from the strata's policy through to their own policy. The property manager advised that the level of coverage by each owner is that owner's individual choice under the guidance of their insurance professional [each owner will choose the perils that they wish to be covered for and the deductible they are willing to accept]. The owners were further advised, that in the letter to their agent, they should request that their agent provide a letter back to them, confirming that their insurance professional has provided the coverage the owner has requested and that they have reviewed the policies for both the strata and the owner and the requested coverage is in place.

Please review the information I have provided and advise me on the coverage needed to protect my interests and liabilities.

Thank you,

Owner of Unit # _____ 183 Keefer Place / 555 Abbott Street