

Strata Council Meeting Minutes, May 25, 2009
Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, MAY 25, 2009 AT 6:00 PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC

Council In Attendance: Rita Lum – Treasurer
Dmitri Traktovenko – Vice-President
Rhyon Caldwell – Building improvement Chair
Sean Bickerton – Communications

Regrets: Tim Turner - President
Paul Moores – Member

Site Manager: Del Wordofa

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

1. CALL TO ORDER
The meeting was called to order by Rita Lum at 6:10 pm.
 2. ELECTION OF THE COUNCIL'S OFFICERS
The following officers were elected by acclamation:

Tim Turner – President
Dmitri Traktovenko – Vice-President
Rita Lum – Treasurer
Rhyon Caldwell – Building Improvement Chair
Paul Moores – Member
Sean Bickerton – Communications (with the Developer and others)
 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 March 2, 2009 as circulated. CARRIED
 5. REVIEW OF FINANCIAL STATEMENTS AND ARREARS
 - Financial Statements
It was MOVED/SECONDED to approve the financial statement to April 2009 as circulated. CARRIED
 - Arrears
The Strata Council adopted new procedures for the collection of arrears from the Owners in the Strata Corporation as follows:
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COLLECTION OF ARREARS

Owners in arrears for maintenance fees or special levies for over 90 days will receive a 14-day demand letter. Should the accounts remain outstanding after this period of time, lien will be placed against the property. After the lien has been placed the Owners have 14 days to pay up their obligations. If there is no action on the account the Owners will be forwarded to legal collections and all cost pertaining this process will be the responsibility of the Owner.

Strata Council would like to remind the Owners that maintenance fees are due and payable on or before the first of each month.

Owners are reminded to bring their accounts up to date.

Please forward your cheques payable to Paris Place and forward them to:

ColyVan Pacific Real Estate Services
#202 – 5704 Balsam Street, Vancouver, BC. V6M 4B9

5. OLD BUSINESS

- T&T Cleanliness Update

T&T has put great effort into improving cleanliness of the areas in the building. The smell issue has been almost completely eliminated. The residents are requested to be extra careful when entering the recycling area as the new floor coating is slippery.

6. NEW BUSINESS

- Elevator telephone system upgrade

Council reviewed a quote from Webb Solutions Ltd. for elevator telephone system upgrade in the amount of \$11,626.34. This quote is not being considered at this time.

- SGM for Roof Top Antenna

Strata Council will call a SGM to obtain an approval from the owners for the Roof Top Antenna proposal that was brought up at the last AGM. The meeting is scheduled for June 29, 2009. Notices will be mailed to all owners.

7. CORRESPONDENCE

- One request was received from an owner asking for reimbursement for living-out expenses during an insurance claim. This request was DENIED.
- One renovation request was received. The Strata Council requested more information before this request can be considered.
- One letter was received in regard to height reviewing affecting Paris Place. Residents are advised to obtain more information regarding this project or contact the City Zoning Department to submit a protest.

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8. OTHER BUSINESS

- Light on top of Espana building
There is a strong light on top of the Espana building which is causing disturbance to residents. Henderson will be contacted in regard to this matter.
- Temporary Fencing
The fencing that was erected along the entrance into the parkade causes a lot of traffic delays. It was suggested that the back gate be open to alleviate the issue. Sean Bickerton will contact Henderson in regard to this request.
- Visitor Parking Management
Council discussed a parking management program for the visitor parking area. Rhyon Caldwell will gather more information and will bring to Council for discussion.
- Garbage Room
Residents are again reminded to not leave the garbage outside the designated bins. Violators are subject to fines.
- Parkade Mirror
A mirror will be purchased and placed in the P2 area. Del and Dmitri will investigate the best area so that it would be helpful to drivers.
- Keefer Steps Maintenance
Henderson sent a letter to Strata in regard to Keefer Steps maintenance. The Keefer group meets on a regular basis. Any updates will be brought to Council's attention.

9. ADJOURNMENT

There being no other business it was MOVED/SECONDED to adjourn the meeting at 7:45 p.m.

CARRIED

NEXT MEETING WILL BE THE SGM MEETING HELD MONDAY, JUNE 29, 2009 AT 6:30 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.

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