

Strata Council Meeting Minutes, September 28, 2009
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON MONDAY, SEPTEMBER 28, 2009 AT 6:00 PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC**

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

Regrets: Tim Turner - President

Site Manager: Del Wordofa

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

1. CALL TO ORDER

The Vice-President Dmitri Traktovenko called the meeting to order at 6:00 pm.

2. SITE MANAGER'S REPORT

The Site Manager provided a report 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 August 17, 2009 as circulated. **CARRIED**

4. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

▪ **Financial Statements**

It was **MOVED/SECONDED** to approve the financial statements for July and August 2009 as previously distributed. **CARRIED**

▪ **Arrears**

One owner in large arrears has been forwarded to forced sale procedure. Demand letters are being sent to owners for arrears for over 90 days.

Strata Council is asking all owners to keep their accounts up to date.

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REMINDER TO OWNERS

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

• **Visitor Parking Management**

Rhyon Caldwell researched a visitor parking monitoring system provided by ParkIt. Council discussed their options of parking monitoring, but there were significant disadvantages to the system. Council is considering renting out more visitor parking stalls to long term tenants on a monthly basis. This item will be further discussed at the next Council meeting.

• **Renovation of the Penthouse Floor**

The owners of the PH floor suites requested approval for renovations in the common area hallway areas of the PH floor. A detailed request will be submitted and reviewed by Council at the next meeting.

• **GST payment on the roof top rentals**

Strata Corporation does not have to charge and remit GST if total revenue of the lease is under \$50,000 per calendar year.

• **Collections of unpaid insurance deductibles**

Owner(s) owing Strata Corporation for insurance deductibles is/are subject to lien and collections procedures as per Section 158 of the Strata Property Act.

6. NEW BUSINESS

• **Construction at 525 Abbott Street**

Due to the absence of the Council President this item was **TABLED** until the next meeting.

• **Audit 2008 and 2009**

The Strata Corporation will be conducting an audit of the financial statements for fiscal year 2009. The availability of audited 2009 financial statements is dependant on auditor ability to complete the audit before that date.

7. CORRESPONDENCE

- One letter was received disputing fine for Bylaw violations. This request was denied.
- One complaint letter was received regarding emergency answering service. This complaint was investigated.

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8. OTHER BUSINESS

- The office computer is slow and needs a replacement. It was **MOVED/SECONDED** to purchase a new computer for up to \$700. **CARRIED**
- The light on top of the Espana building will be put on a timer as to not disturb residents on the top floors in Paris Place.
- T&T cleanliness issues and smell issues seem to be reappearing. Council will schedule a meeting with Henderson and T&T representatives regarding this issue again.
- Police department of the City of Vancouver was informed that common areas and washrooms in Paris Place can be used by the Police during Olympic Winter Games 2010 if needed.
- A few power outages occurred in Paris Place during the last couple of months. The whole Tinseltown area was affected. BC Hydro is looking into the reasons for these outages.
- Winterization of the sprinklers will be scheduled for early November.
- Council discussed renovations and upgrades to common areas of the building. This to be discussed at the next meeting.

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 HELD ON MONDAY, NOVEMBER 9, 2009 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.

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