

Strata Council Meeting Minutes, April 6, 2010

Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON TUESDAY, APRIL 6, 2010 AT 6:00 PM, IN THE 3RD FLR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC**

Council In Attendance: Tim Turner - President (via telephone)
Dmitri Traktovenko – Vice-President
Rita Lum – Treasurer
Sean Bickerton – Communications
Rod Hayley
Elaine Cheung

Regrets: Rhyon Caldwell – Building improvement Chair

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 6:05 pm.

2. ELECTION OF THE STRATA COUNCIL OFFICERS

The following officers were elected by acclamation:

Tim Turner – President
Dmitri Traktovenko – Vice President
Rita Lum – Treasurer
Sean Bickerton – Communications
Rhyon Caldwell – Building improvement chair
Elaiche Cheung – Member
Rod Hayley – Member

3. SITE MANAGER'S REPORT

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

Dryer ducts – a couple of owners complained about their dryer ducts being completely plugged and might require re-routing of the ducts. This issue might be either a problem of design or of poor maintenance by the owner. Further investigation will be undertaken to determine the course of action.

Fire inspection – the recent annual fire inspection was completed with several units not providing access. Owners are reminded that the in-suite inspection is mandatory once every year and access must be provided. The second visit by the fire inspection company will be charged back to the owners of that particular suite. Strata Council advises that failure to

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provide access for repair and maintenance may result in forced access (by a locksmith) to the suite at owner's expense. Notices with the date of the inspection will be posted well ahead of scheduled date.

4. APPROVAL OF PREVIOUS MINUTES

The approval of the minutes of November, December and January was **TABLED** until the next meeting.

5. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

- Financial Statements

It was **MOVED/SECONDED** to approve the financial statements for January and February 2010. **CARRIED**

- Arrears

The arrears collection is in a very good shape. There were no significant arrears to report at this time except for one owner who is in arrears for over 3 months. A demand letter will be sent to the owner.

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

5. OLD BUSINESS

- T&T Report

Strata Corporation replied to T&T with a revised statement of the facts of the problems Strata has been dealing with as well as who is responsible for these issues. The response was coordinated between the Site Manager Del Wordofa, Council member Sean Bickerton and Henderson. Strata Corporation is now waiting for T&T to either take action as requested or respond and dispute the statement.

- Renovation of the Penthouse Floor

The owners of the PH floor requested approval for renovations in the common area hallway areas of the PH floor. This issue was informally discussed at the AGM and the feedback of the owners indicated that they would not support such renovations to be undertaken.

Council, however, did consider an upgrade the common areas of the whole building. The Strata Manager was directed to obtain quotations for painting and re-carpeting of all common area hallways.

6. NEW BUSINESS

- Insurance Renewal

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The Strata Council reviewed quotes for insurance renewal for year 2010-2011 via email before this Strata meeting. It was decided to approve the quote from CMW insurance due to lower deductibles in the amount of \$42,711.00.

7. CORRESPONDENCE

One letter was received from an owner inquiring about running a business out of their home employing people. As per the building Bylaws such operation is not allowed. A letter will be send to the particular owner.

8. OTHER BUSINESS

- None at this time.

9. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 6:58 p.m.

CARRIED

NEXT MEETING WILL BE HELD ON MONDAY, MAY 10, 2010 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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