

Strata Council Meeting Minutes, May 10, 2010
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON TUESDAY, MAY 10, 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
Sean Bickerton – Communications
Rod Hayley - Member
Elaine Cheung - Member

Regrets: Rita Lum – Treasurer
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 6:06 pm and chaired the meeting until the arrival of the President, Tim Turner, at 6:30 pm.

2. GUEST BUSINESS

James Alisch from Mira Floors and interiors attended the Council meeting and made a presentation on the carpet replacement options in the building. Council reviewed the options and asked questions. The samples were again reviewed at the end of the Council meeting.

3. SITE MANAGER'S REPORT

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

Power outage– an inexplicable power outage happened in late April where a break was tripped. Because the electrical vault is being cleaned on a regular basis and was last serviced a year ago, Strata Council will continue to monitor the electrical equipment and will consider infra red screening or electrical monitoring should the problem reappear.

Water damage – several shower head pipes behind the wall of strata lots were found faulty and leaking during different water damage occasions. Strata Council is considering having all of these replaced to prevent further leakages.

Water damage – Strata Council discussed options to improve the condition of the copper pipes in the building. The pinholes are mainly caused by high acidity levels in the water. Council will be investigating options of introducing a water treatment system into the building.

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4. APPROVAL OF PREVIOUS MINUTES

It was **MOVED/SECONDED** to approve the minutes of December 21, 2009 with one amendment:

Section Renovation of the Penthouse Floor the sentence "The Owners will need to verify this application at the upcoming AGM." word "verify" will be replaced with "ratify" to amend the sentence to say: "The Owners will need to ratify this application at the upcoming AGM.",

It was also **MOVED/SECONDED** to approve the minutes of April 6, 2010 as previously circulated. **CARRIED**

The approval of January 18, 2010 minutes was **TABLED** until the next meeting.

5. REVIEW OF FINANCIAL STATEMENTS AND ARREARS

Financial Statements

This item was **TABLED** due to the absence of a Treasurer.

Arrears

The arrears collection in the Strata Corporation is in a good shape. Two owners are in arrears for over 3 months. Demand letter were sent in March and April.

Strata Council wishes to remind owners that the maintenance fees are due and payable on or before the first of each month. Thank you for keeping your accounts up to date.

5. OLD BUSINESS

T&T Update Report

Strata Corporation representatives are meeting regularly with the Henderson representatives and their commercial tenant T&T with regard to the smell issues. Strata Corporation has been dealing with this issue intensely for over a year and a half with some improvements but not meeting the satisfaction of residents of Paris Place. Strata Council is now considering seeking a legal counsel to start a litigation process against T&T.

Renovations of the Penthouse Floor

Strata Council has approved the renovation request of all PH floor residents to renovate their floor at their own expense and liability in December 2009 subject to the owner's approval at a General meeting of the Owners.

Strata Corporation will be proposing a $\frac{3}{4}$ vote resolution to the owners at the upcoming SGM in June 2010 with the recommendation to the owners to vote in favor of this renovation request. The notices of the SGM meeting will be mailed to all owners in advance.

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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

- **Carpeting and Painting quotes**

The Strata Council reviewed quotes for both carpeting and painting. Owners will be asked to vote on a $\frac{3}{4}$ vote resolution to approve both projects at the upcoming SGM.

- **Camera in the garbage room**

The cameras in the garbage room will be repositioned to better identify people who are leaving garbage on the floor and not in the bins.

- **DVR Recorder**

The DVR recorder that was stolen above a year ago was now replaced by T&T.

- **Disputed invoices by Henderson**

Several charge back invoices submitted to the Strata Corporation by Henderson are being held off for payment. Council President will discuss this matter with Henderson at their next meeting.

7. CORRESPONDENCE

A resident complained about loud parties and alcohol being used in the Strata's play room and in the suite by certain tenants. Strata Council will be sending a letter to the owners advising them to rectify the situation.

8. OTHER BUSINESS

SGM Meeting

The SGM meeting will be held on Tuesday, June 29, 2010 at 6:30 pm. Notices will be mailed.

9. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 8:58 p.m. **CARRIED**

NEXT MEETING WILL BE SGM HELD ON TUESDAY, JUNE 29, 2010 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.