

**MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN LMS 1872
PARIS PLACE, HELD ON TUESDAY, JUNE 29, 2010 AT 6:30 PM
3RD FLOOR, MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

PRESENT 44 Strata Lots in Person
32 Strata Lots by Proxy
76 Total Strata Lots represented

SITE MANAGER: Del Wordofa

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

CALL TO ORDER

Council President, Sean Bickerton, called the meeting to order at 6:45 pm. He then expressed huge gratitude for all the owners and Council members to the former Council President, Tim Turner, who recently resigned from Strata Council. Sean Bickerton then asked the former president Tim Turner to chair the meeting.

MEETING PROCEDURES

The Property Manager confirmed that prior to meeting commencement; all Owners attending were signed in, voting cards issued and proxies certified. She further advised that of the 177 owners, the 76 present/proxy were entitled to vote. Per Bylaw 10 (d), the meeting was declared competent to proceed with business.

It was **MOVED/SECONDED** that the notice of this Special General Meeting had been sent out in accordance with the provisions of the Strata Property Act. **CARRIED**

Before continuing with the meeting it was then **MOVED/SECONDED** to amend the agenda of this SGM and to deal with other business first before voting on the $\frac{3}{4}$ vote resolutions. **CARRIED**

RECENT FLOOD IN THE BUILDING AND PLUMBING ISSUES

Owners discussed the recent flood that occurred in the building and the condition of the pipes in the building. Strata Council is taking proactive approach to mitigate damages as quickly as possible. Strata Council is looking into the option of replacing the shower arms in all of the suites that seem to be one of the biggest reasons for water leaks. Another reason are heating pipes being nailed by the contractors during installation of the hardwood floors. Strata Council is also investigating an option of water treatment to extend the life expectancy of the pipes in the Strata.

SECURITY

The owners briefly discussed the security in the building, security contract, security cameras and other issues related to security in the building.

¾ VOTE RESOLUTIONS

RESOLUTION #1

Approval of a special levy of \$95,000.00 for carpeting and painting of all common areas.

At the February 24, 2010 AGM the owners of Paris Place expressed their wish to upgrade the look of the building by replacing the carpet and painting all common areas. The owners directed the Strata Council to investigate different product styles and qualities to suite the Strata's needs, obtain associated quotes and conduct an SGM during the summer 2010 to present the information to the owners.

The Strata has completed the requested investigation, calculated the cost of the carpet and wall painting renovation and proposes a special levy to upgrade the common areas of the building for owner vote as Resolution #1 (below).

After a lengthy discussion it called for the vote.

THEREFORE BE IT RESOLVED BY ¾ VOTE RESOLUTION, THE OWNERS, LMS 1872 – PARIS PLACE, agree to authorize Strata Council to proceed with carpet replacement and painting of all common areas in the building in the amount not to exceed \$95,000.00 collected by a Special Levy.

The results being:

48 In Favour

28 Against

MOTION FAILED

RESOLUTION #2

Change of appearance of common property – 32nd floor renovations

WHEREAS:

A. The 32nd floor unit owners (strata lots 126, 127, 128 and 129) wish to replace the carpet, paint the walls, doors and ceiling, replace the lighting fixtures and hang artwork on the walls of the common property hallway on the 32nd floor.

B. Pursuant to section 71 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act"), before a strata corporation can make a significant change in the use or appearance to the common property, the change must first be approved by a resolution passed by a ¾ vote at an annual or special general meeting;

BE IT RESOLVED by a ¾ vote of **THE OWNERS, STRATA PLAN LMS 1872** (the "Strata Corporation") that pursuant to section 71 of the *Strata Property Act*, S.B.C. 1998, c. 43, the Strata Corporation be and is hereby authorized to change the appearance of the common property located to allow the replacement of the carpet, painting of the walls, doors and ceiling, replacing the lighting fixtures and hanging of artwork in the hallway of the 32nd floor.

The floor was open for discussion. The residents of the 32nd floor advised that they would be taking financial responsibility for these upgrades as well as take all liability to repair and maintain these areas after the renovations. Owners were concerned about the liability of the Strata Corporation to repair and maintain the common areas. Owners suggested a legal opinion be obtained with regard to the obligation

to repair and maintain these areas even after a covenant document be signed by the owners of the 32nd floor. After the discussion it was called for a vote.

The results being:

35 In Favour

41 Against

MOTION FAILED

Due to the fact that owners defeated both resolutions Council encouraged owners to form a committee that would work together on the project of the building interior upgrades. Two owners indicated that they would like to volunteer on the building renovations committee.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:45m.

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.