

Strata Council Meeting Minutes, September 7, 2010

Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON TUESDAY, SEPTEMBER 7, 2010 AT 6:00 PM, IN THE 3RD FLOOR MEETING ROOM
183 KEEFER PLACE, VANCOUVER, BC

Council in Attendance: Sean Bickerton – President
Dmitri Traktovenko – Vice-President
Rita Lum – Treasurer
Rod Hayley – Member
Elaine Cheung – Member

Regrets: Rhyon Caldwell – Building improvement Chair

Site Manager: Del Wordofa
Managing Agent: Patricia DeCiman, ColyVan Pacific

1. CALL TO ORDER
This Strata Council meeting was rescheduled from August 31, 2010. The Council President called the meeting to order at 6:00 p.m.
2. AGENDA
Council reviewed the agenda and approved as presented.
3. SPECIAL COUNCIL MEETING
At a special Strata Meeting held on July 26, Sean Bickerton was elected to the position of President of Paris Place following the resignation of Tim Turner.
4. GUEST BUSINESS
In attendance at this meeting was Richard Lobb of Hytec Water Management. As requested, Hytec was in attendance to discuss the installation of a water management system. Council reviewed the presentation and had the opportunity to ask questions on the recommended installation of a water management system. After all questions were addressed, Mr. Lobb was thanked and excused from the meeting.

5. SITE MANAGER'S REPORT

Completed items:

Parkade Work- P1 Residential Parking sealing and repainting has been completed. Paint is expected to last 10 to 15 years.

Fire System - GE Security replaced the fire alarm power supply for 555 Abbott that was damaged by a leak. It was advised by GE, who is also the original manufacturer and installer of the fire alarm system, that the fire panel is said to be obsolete.

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GE confirms that finding replacement parts is going to be difficult and they are proposing a replacement of the entire fire alarm system. A meeting is being arranged to discuss options with GE.

Windows - All foggy windows previously reported were replaced. In addition, many window handles were also replaced.

Sink Drains - All sink drains cleaned. "Y" Drain extension installed for easy cleanout of the 04 side of the sink drain on the horizontal line. This particular drain has a history of backing up due to grease build up on the horizontal line. The horizontal line can now be easily cleaned frequently to prevent and minimize backflow.

Work In Progress:

HVAC - Quotation obtained from three heating and plumbing companies to replace tube bundle in two heat exchangers and bypass or replace one plate heat exchanger. Review is underway, as repairs are necessary now. Maintenance will be authorized immediately and may have to be financed from contingency fund.

Hot Water Tanks - Quotations to replace six storage hot water tanks were obtained from various companies. Repairs are under review. This work may wait until the next year's budget.

Light Fixtures in Parkade – A review is underway to replace damaged light fixtures in the parkade. Possible rebates from BC Hydro may aid the project. Updates pending.

6. APPROVAL OF PREVIOUS REGULAR MEETING MINUTES

As further review of the meeting minutes to date is required. Approval of the meeting minutes to date was deferred by Council to the next council meeting.

7. REVIEW OF THE FINANCIAL REPORTS

Financial Review

The Council Treasurer presented a brief report on the financial standing of the Strata Corporation. The Agent was asked to review queries and report back to the Council Treasurer. Thereafter, it was MOVED/SECONDED to approve the financial reports up to and including July 2010.

MOTION CARRIED

Arrears

Council received a current arrears report on all outstanding accounts. The Agent noted that several accounts appeared to have credit balances on account. The Treasurer, Site Manager and Agent will discuss at the later date and provide approval to refund amounts owing and collect on outstanding accounts.

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Please Note: Owners are reminded that monthly maintenance fees are due and payable on the 1st of the month. Failure to pay maintenance fees and levies in a timely manner compromises the Strata's ability to schedule work and meet its financial obligations. Fines as specified within the Strata's bylaws and interest will continue to apply until payment is made in full.

Owners should be aware that any amounts outstanding for 30 days will receive a statement; 60 days will receive a late payment charge; 90 days will receive a 21-Day Demand letter followed by a lien. After a lien has been filed the account will be turned over FOR COLLECTION.

8. OLD BUSINESS

T & T Update

Sean Bickerton gave an update on T & T. It was noted that the store has made a major investment in state-of-the-art equipment and training, greatly improving odour problems. Council will continue to communicate and work with T & T to improve conditions for everyone at Paris Place.

9. NEW BUSINESS

1. Power Outages: Discussion deferred to a later date.
2. New Property Manager – Paris Place would like to welcome our new Property Manager from ColyVan, Patricia De Ciman, who brings years of experience to the job and replaces Ingrid Kurilova.

FOR ALL BUILDING-RELATED ISSUES CONTACT:

Paris Place Site Manager's Office Hours

9:00 – 5:30 pm Mon, Wed, Thurs & Fri

Tuesday 11:30 am – 8:00 pm

Telephone: 604-899-8869

Email: del@parisplace.ca

Web: www.parisplace.ca

24-Hour Emergency Answering Service:

Call 604-683-8399

The 24 hour emergency answering service is provided in the event of any emergency, such as flood or electrical outage when Paris Place staff are not available. Please be specific with the issue you are reporting so the appropriate personnel can be dispatched. Please also provide the address, your name, suite number and phone number where you can be reached.

24-Hour Security Line:

Concord Security

Call 604-647-1127 or 604-899-8870

Uniformed Concord Security personnel are available to assist you with any issues affecting building security or noise complaints, etc., when Paris Place staff are not available.

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BILLING ISSUES
ColyVan Pacific Office Hours
8:30 to 5:00 Monday – Thursday
8:30 to 4:30 – Friday
Telephone: 604-683-8399
Fax: 604-683-7399
www.colyvanpacific.com

Thank you!

10. ADJOURNMENT

There being no other business it was MOVED/SECONDED to adjourn the meeting at 8:22 p.m.

MOTION CARRIED

NEXT MEETING IS SCHEDULED FOR WEDNESDAY
OCTOBER 6, 2010 AT 6:00 P.M.

Attention

These minutes are available by visiting the Strata's website at: www.parisplace.ca.

<https://173.201.180.152:8443/alfresco/webdav/CLIENTS/92/Minutes/COUNCIL/2010/92 - September 7, 2010 Minutes Final .doc>