

Strata Council Meeting Minutes, October 6, 2010

Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON WEDNESDAY, OCTOBER 6, 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

Regrets: Rhyon Caldwell – Building improvement Chair
Elaine Cheung – Member

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

1. CALL TO ORDER

This Strata Council meeting was called to order at 6:00 p.m.

2. GUEST BUSINESS

In attendance at this meeting was an owner at Paris Place to discuss an alteration within his unit. Council reviewed the request and has asked for additional information including scope of work and insurance information. After discussion was held, the owner was thanked for coming and excused from the meeting. The Owner will follow up with the Property Manager further regarding the alteration request procedure.

Thereafter, the Council reviewed the agenda and approved as presented.

3. SITE MANAGER'S REPORT

Completed items:

- **Fire places** – relighting project completed in September
- **Spa pump** – replaced
- **Sauna heater** - repaired
- **Restoration work** - completed in all flood affected suites except one, due to special arrangement requested by the owner
- **Arrears investigation** – After a review of very longstanding account balances by our Site Manager and Property Manager, it was agreed to re-categorize move-in & move-out fees as income, not maintenance fees. This one correction will eliminate nearly 50% of all long-standing balances. Once that correction is made, our accountants will examine any remaining owner accounts with longstanding positive or negative balances and provide a final report to strata later this fall.

Work In Progress:

- **Parkade lights-** As previously reported, the parkade lighting fixtures were in serious need of replacement. Our Site Manager has identified cost savings available through a BC Hydro rebate and lower energy coasts. Systematic replacement has begun.

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4. APPROVAL OF PREVIOUS REGULAR MEETING MINUTES

For administrative purposes, strata was asked to review and either approve and/or re-approve the following meeting minutes.

September 28th 2009 Meeting Minutes

An amendment was proposed to the September 28th 2009 meeting minutes as stated below:

3. 'It was Moved/Seconded to approve the minutes of the Strata Council meeting held **September 28th, 2009**".

Thereafter, it was **MOVED/SECONDED** to approve the Council meeting minutes of September 28th 2009 as amended.

MOTION CARRIED

(All in favour, 0 against, 1 abstention)

December 21st 2009 Meeting Minutes

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of December 21st 2009 as circulated.

MOTION CARRIED

(All in favour, 0 against, 1 abstention)

January 18th 2010 Meeting Minutes

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of January 18th 2010 as circulated.

MOTION CARRIED

(All in favour, 0 against, 1 abstention)

May 10th, 2010 Meeting Minutes

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of May 10th, 2010 as circulated.

MOTION CARRIED

(All in favour, 0 against, 1 abstention)

June 15th, 2010 Meeting Minutes

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of June 15th 2010 as circulated.

MOTION CARRIED

(All in favour, 0 against, 1 abstention)

July 26th 2010 Meeting Minutes

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of July 26th 2010 as circulated.

MOTION CARRIED

(All in favour, 0 against, 0 abstention)

September 7th 2010 Meeting Minutes

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of September 7th 2010 as circulated.

MOTION CARRIED

(All in favour, 0 against, 0 abstention)

NOTE: Abstentions are due to members who were not in attendance at the noted meetings and/or not serving on council during the term the noted meeting(s) were held.

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5. REVIEW OF THE FINANCIAL REPORTS

Financial Review

The Council Treasurer presented a brief report on the financial standing of the Strata Corporation. Further review is pending on the August 2010 Financials. Thereafter, it was advised full review and approval of the Financial Statements be deferred to the next Council meeting.

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.

6. OLD BUSINESS

T & T Update

Council President 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. Further review is said to be ongoing relating to the possible glass enclosure of the organic waste equipment. The hallway leading to the loading bay area is also under review. Council will continue to communicate and work with T & T to improve conditions for everyone at Paris Place.

Fire System – As it is increasingly difficult to find replacement parts for our fire alarm system, a review of this system and alternatives has begun and will require consultation with Henderson Development as it affects commercial tenants as well. The site manager will report back with recommendations in the coming months.

Power Outages- Discussion deferred and will be reviewed after the annual vault cleaning.

7. NEW BUSINESS

Hytech Water System

Council briefly discussed the presentation, estimate and information received relating to the benefits of the installation of a Hytech Water Treatment System. Council members will discuss with other nearby buildings using this system, and with Henderson, and then reported back to Council.

Quality of Life Agenda for Paris Place

The Council President presented a new Quality of Life agenda for Paris Place. The review included discussion on:

- Air Quality
- Water Quality

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- Building Maintenance
- Good Neighbour Policies
- Safety and Security
- Amenities

All residents of Paris Place are asked to submit ideas on incremental measures we can take to gradually improve the quality of life at Paris Place. Please just send an email to: president@parisplace.ca

Bylaw Review Committee

Council discussed creating a bylaw review committee to review both the bylaws and the rules for Paris Place to ensure they are consistent with each other and the Strata Act. Council member Rod Hayley volunteered to work with Colyvan Pacific's Property Manager on this task.

8. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 8:20 p.m.

MOTION CARRIED

**NEXT MEETING IS SCHEDULED FOR THURSDAY
NOVEMBER 4, 2010 AT 6:30 P.M.**

Attention

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