

Strata Council Meeting Minutes, November 4, 2010
Strata Plan LMS 1872 – Paris Place.

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON THURSDAY, NOVEMBER 4, 2010 AT 6:30 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
Rhyon Caldwell – Building Improvement Chair

Regrets: 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 6:50 p.m.

2. GUEST BUSINESS

None

3. SITE MANAGER'S REPORT

Completed items:

- **Five Heat Exchangers replaced to date, with three more scheduled for replacement this fall.**
- **DHW Valves replaced on 18 - 32nd Floors**

4. APPROVAL OF MEETING MINUTES

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of October 6th 2010 as circulated.

MOTION CARRIED

5. REVIEW OF THE FINANCIAL REPORTS

Financial Review

After review of the financial statements up to and including September 2010, it was **MOVED/SECONDED** to approve the financials up to and including September 2010.

MOTION CARRIED.

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.

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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

Penthouse Request for Renovation

Tabled to next meeting for further discussion.

T & T Update

Council President gave an update on T & T, which is adding new venting and air supply for their kitchen and working on a proposal for a door at the end of the recycling hallway behind our lobby. Additional ongoing cooperative efforts continue.

Water Treatment Plan

Council voted to add a water treatment system to Paris Place. Council discussed with other nearby buildings using the system and received a recommendation to install. After a detailed discussion, it was **MOVED/SECONDED** to approve the installation of the water treatment system. Costs to install the system will be budgeted for in the 2011 operating budget.

MOTION CARRIED

All in Favour, 0 Against, 0 Absention

7. COMMITTEE REPORTS

Bylaw Review Committee

Council member, Rod Hayley (Bylaw Committee Liaison) discussed the current bylaws with the Strata. It was noted that revision(s) to the bylaws may be required to ensure that the Strata Corporation bylaws are enforceable under the Strata Property Act and relevant with current case law. The Committee will review with the Strata Council at the next Council meeting.

Budget Committee

The Budget committee will be meeting on November 22, 2010 to formulate and discuss the draft 2011 proposed budget. Council will receive an update at the next Council meeting.

8. NEW BUSINESS

Collection Efforts from Henderson Development

Council has undertaken efforts to collect outstanding chargebacks on the Henderson account. Updates will be provided at the next Council meeting.

Visitor Parking Violations

Council has received a number of complaints regarding abuse of our visitor parking system. Council is therefore taking action to ensure visitor parking is available for everyone. Offenders will be notified where possible, but we have limited staff resources and violators will be

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towed where necessary. ***Please note that an Official Strata visitor parking pass valid in this calendar year must be displayed or vehicles will be towed.***

9. CORRESPONDENCE

Received:

- Subleasing concerns
- Visitor's parking concerns

Sent:

- Arrears Statement
- Henderson Demand Letter

After review of the submitted correspondence, Colyvan was instructed to respond as directed on behalf of the Strata Corporation.

10. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 9:00 p.m.

MOTION CARRIED

ALL MEETINGS NOW SCHEDULED FOR FIRST THURSDAY OF EACH MONTH
NEXT MEETING IS SCHEDULED FOR THURSDAY
DECEMBER 9th 2010 AT 6:30 P.M.

Attention

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