

Strata Council Meeting Minutes, December 9, 2010
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON THURSDAY, DECEMBER 9, 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
Elaine Cheung – Member

Regrets: Rod Hayley – Member
Rhyon Caldwell - Member

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

1. CALL TO ORDER

This Strata Council meeting was called to order at 6:35 p.m.

2. SITE MANAGER'S REPORT

The report was discussed and council thanked the Site Manager for all of his hard work.

3. APPROVAL OF MEETING MINUTES

Approval of the November 4, 2010 meeting minutes was deferred to the next council meeting pending final review.

4. REVIEW OF THE FINANCIAL REPORTS

Financial Review

Those in attendance received a copy of the October 2010 Balance Sheet, Income Statement and Statement of Reserves. After review of the financial statements, it was **MOVED/SECONDED** to approve the financials for October 2010.

MOTION CARRIED

ARREARS REPORT

The Agent was asked to follow up with those owners who have outstanding fees, etc.

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.

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5. OLD BUSINESS

Penthouse Request for Renovation

The owners on that floor will submit a motion for discussion at the next Council meeting.

T & T Update

Council President reviewed a proposal from T & T to install a door system as previously discussed. The President to review further with T & T.

Quality of Life Agenda for Paris Place

It was noted that the Site Manager arranged a trial de-odorizing system for the garbage compactor. Council will review at the next meeting.

6. COMMITTEE REPORTS

Bylaw Review Committee

Discussion deferred to the next Council meeting.

Budget Committee

The Committee will meet again in early January 2011.

7. NEW BUSINESS

Henderson Collection and Cost Sharing Formula

Council has successfully undertaken a series of meetings to collect the major portion of outstanding chargebacks on the Henderson accounts outstanding from June. A further review of the cost-sharing agreement was requested by them.

Holiday Party

Holiday Party will be held on Tuesday December 21, 2010. Notices will be posted.

Thanks to Web Provider(s)

Council would like to thank the Paris Place web designers and host, Mikka Sissonen who has provided and still maintains the Paris Place website and email services to the strata. Council to formally acknowledge their appreciation with a small gift for the service.

Insurance Appraisal

Council was advised that the property appraisal is due in January 2011. The agent was authorized to move forward and execute the engagement of the appraisal on behalf of the Strata Corporation.

8. CORRESPONDENCE

Received:

- Sink back-up concerns
- Request for re-imbusement

Sent:

- Arrears Statement
- Visitor's parking violation letter

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

9. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 8:52 p.m.

MOTION CARRIED

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

Attention

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