

Strata Council Meeting Minutes, February 3, 2011
Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, FEBRUARY 3, 2011 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
Rhyon Caldwell	– Building Improvement Chair
Rod Hayley	– Member
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 6:30 p.m.

2. APPROVAL OF MEETING MINUTES

After review of the meeting minutes, it was **MOVED/SECONDED** to approve the Council meeting minutes of November 4th, December 9, 2010 and January 6, 2011 as circulated.

MOTION CARRIED

3. SITE MANAGER'S REPORT

Discussion took place on the contents.

4. REVIEW OF THE FINANCIAL REPORTS

After review of the financial reports up to and including December 2010, it was **MOVED/SECONDED** to approve the financial statement up to and including December 2010.

MOTION CARRIED

ARREARS REPORT

Council reviewed the arrears report submitted.

5. OLD BUSINESS

All old business was deferred to the next council meeting.

6. COMMITTEE REPORTS

Budget Committee

Council received a draft of the proposed budget from the Budget Committee. Further adjustments were instructed. Final proposed budget will be approved by Council prior to distribution to the ownership for approval at the upcoming Annual General Meeting. The Annual General Meeting is tentatively scheduled for March 2011.

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Bylaw Review Committee

The Bylaw Committee discussed possible resolutions for bylaw amendments. Further review is pending.

7. NEW BUSINESS

32nd Floor Common Area Renovation

Council discussed the presentation of a ¾ vote resolution to change the appearance of the common property on the 32nd floor. Further information will be distributed with the notice of meeting package for discussion and approval at the upcoming Annual General Meeting.

Roof Anchor System

The site manager reported that the last inspection report identified twelve roof anchors used by window washers etc. which have bolts that are too short, with no exposed threads. An estimate to correct was received. Site Manager will follow-up with the installer of the anchors and report back.

8. CORRESPONDENCE

Received:

- Request for additional pet on the premises

Sent:

- Arrears Statement

9. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 8:35 p.m.

MOTION CARRIED

10 Next meeting will be scheduled after the Annual General 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.

Attention

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