

**IMPORTANT INFORMATION** Please have this translated

重要資料 請找人為你翻譯

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

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**MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA CORPORATION  
LMS 1872, PARIS PLACE, 6:30 PM ON TUESDAY, MARCH 22, 2011,  
MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

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**PRESENT** 26 Strata Lots in Person  
33 Strata Lots By Proxy  
59 Total Strata Lots represented

**SITE MANAGER:** Del Wordofa

**MANAGING AGENT:** Patricia De Ciman  
ColyVan Pacific Real Estate Management Services Ltd.

**1. CALL TO ORDER**

The meeting was called to order by Sean Bickerton - Council President at 6:43 pm.

**2. MEETING PROCEDURES**

**Certification of Proxies and Quorum Report**

The attendance register was confirmed at the time of commencement of the meeting. There were 26 eligible voters in attendance and 33 represented by proxy for a total of 59. The Agent advised that all proxies received were certified and in accordance with the Strata Property Act. With quorum requirements having been confirmed, the meeting was declared competent to proceed with the business at hand.

**Voting Cards & Proof of Notice**

Through acclamation, it was confirmed at the start of the meeting that each unit had received one voting card for themselves and for any proxy(ies) they might hold. It was further confirmed by the owners present that proper proof of notice for the meeting had been received.

**3. ADOPTION OF THE LAST GENERAL MEETING MINUTES**

It was **moved** by Suite 3202 and **seconded** by Suite 2502 to adopt the distributed minutes of the June 29, 2010 Special General Meeting.

**Motion Carried**

#### **4. INSURANCE REPORT**

As per the provisions of the Strata Property Act, the Strata Corporation's insurance policy was included as part of the notice of Annual General Meeting package. The Strata's insurance policy was confirmed to be paid in full and in good standing. The insurance premium paid from December 1, 2010 to December 31, 2011 is \$55,105.

Owners were reminded that if they make any alterations, betterments and/or improvements to the original as built carpets, fixtures, cabinets, or upgrades to the interior of their unit, etc., they should notify their individual insurance provider to include these betterments into their policies. The Strata Corporation's insurance policy only covers the "original as built design" and will not cover any upgrades or improvement owners may decide to make to individual strata lots. Owners should also advise their individual insurers that there are provisions in the Strata Property Act whereby the Strata Corporation has the ability to charge back to an owner costs related to actions of the owner or anyone that owner occasions on site.

Owners were advised of legislation amending the Strata Property Act Section 158 - Insurance Deductible. This section along with case law provides the strata corporation in its capacity to sue an owner in order to recover the deductible portion of an insurance claim if the owner is responsible for the loss or damage that gave rise to the claim. Owners are advised to contact the homeowner's insurance provider should they wish to be covered for deductible amounts under the Strata Property Act, which is highly recommended.

All owners were strongly advised to consult an expert in the interpretation of the Strata Corporation's Insurance policy or individual homeowner's policies, as full details of the limitations are best outlined by an insurance professional on reviewing both the Strata's policy and the owner's policy. This due diligence process by the owners with their insurance professionals should reduce or eliminate the possibility of having an uninsured liability or loss.

It was **MOVED/SECONDED** to accept the insurance report.

**MOTION CARRIED**

#### **5. STRATA COUNCIL PRESIDENT'S REPORT**

The Strata Council President's report is attached.

#### **6. MAJORITY VOTE FOR THE 2011 OPERATING BUDGET**

The President explained the details of each section of the proposed 2011 budget. After a detailed discussion, it was **moved** by Suite 709 and **seconded** by Suite 2602 to approve the 2011 Operating Budget, as circulated.

**Motion Carried**  
(Approved by Majority)

**Important!**

New maintenance fees are retroactive to January 1, 2011. The Shortfall amount is the difference between your old payment and the new payment of monthly maintenance fees for the months of **January**, **February**, and **March**.

Owners on Pre-Approved Payment will have their shortfall and new maintenance fee amount automatically debited from their bank account.

All other owners must submit cheques to ColyVan Pacific, Suite 202-5704 Balsam Street, Vancouver, BC V6M 4B9, c/o Accounts Receivable, **payable to LMS 1872**.

**All cheque payments must be made payable to Strata Plan LMS 1872.**

**Please find a copy of the approved schedule of maintenance fees attached with this set of meeting minutes.**

**7. ¾ VOTE RESOLUTION #1 - CHANGE OF APPEARANCE OF COMMON PROPERTY - 32nd FLOOR RENOVATIONS**

The resolution was motioned onto the floor for discussion:

**WHEREAS:** The 32nd floor unit owners (strata lots 126, 127, 128 and 129) (the "32nd Floor Owners") wish to improve the look of the 32nd floor by adding new flooring materials, painting the walls, doors and ceiling, replacing the lighting fixtures, and hanging artwork on the walls of the elevator lobby common property hallway on the 32nd floor (the "Renovations");

**AND WHEREAS:** 1) The 32nd Floor Owners shall pay all costs of the Renovations; AND 2) The 32nd Floor Owners shall continue to pay their regular proportionate share of any common area renovations, in perpetuity; AND 3) The 32nd Floor Owners have accepted all legal liability that could result from the Renovations, and have signed and placed legally binding agreements to this affect with Managing Agent; AND 4) The 32nd Floor Owners shall be responsible for any future repairs and maintenance necessary to maintain the Renovations;

**AND WHEREAS:** This resolution applies uniquely to the top, 32nd floor of the building and it is the express intention of the Strata Council that this resolution not establish a precedent for any other floor in the building;

**AND WHEREAS:** Section 71 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") states that before a strata corporation can make a significant change in the use or appearance to the common property, the change must first be approved by a resolution passed by a 3/4 vote at an annual or special general meeting;

**THEREFORE:** Be it resolved by a 3/4 vote of THE OWNERS, STRATA PLAN LMS 1872 (the "Strata Corporation") that pursuant to section 71 of the Act, the Strata Corporation be and is hereby authorized to permit the Renovations on the basis described in the recitals hereto.

After review of the resolution as presented, the question was called and votes counted. There were 39 in favour, 20 against, 0 abstentions.

**Motion Defeated**

**8. ELECTION OF THE STRATA COUNCIL**

The outgoing Council was thanked for their valuable contribution and service on behalf of the ownership over the past year. As per the provisions of the Strata Property Act, the acting Council resigned, with the following owners submitting their names or nominated to serve on Council for the 2011 fiscal year:

Rhyon Caldwell  
Elaine Cheung  
Rita Lum  
Dmitri Traktovenko  
Rod Hayley  
Sean Bickerton  
Brenda Matthews  
Flavia Bale

There being eight owners nominated to service on Council, a ballot vote of the owners commenced to elect the 2011 Strata Council. After a careful count of the votes, supervised by two scrutineers from the Ownership, the following owners were elected by vote of the owners present and represented by proxy:

Rhyon Caldwell  
Elaine Cheung  
Rita Lum  
Dmitri Traktovenko  
Rod Hayley  
Sean Bickerton  
Brenda Matthews

Thereafter, it was moved by 2505 and seconded by 2502 to destroy the ballots.

**MOTION CARRIED**

**10. NEW BUSINESS**

**Noise** – An owner brought about a concern relating to mechanical noise in between the wall. The Strata will review.

**Dogs on Common Property** – An owner was concerned that some residents continually violate bylaw 30(b) by allowing their animal(s) to access the third floor outside courtyard. Council to review.

**Gas Fire Place** - An owner brought forward a concern relating to the use of the gas fireplaces on the premises. Council to review.

**P2 Car-wash Area** - An owner was concerned with the car wash area and advise that the water from the car wash area, when in use, travels close to the elevator lobby door. Council to review.

11. **ADJOURNMENT**

With no other business to conduct, the meeting was adjourned at 8:55 PM.

**A T T E N T I O N**

These minutes are available by visiting the strata's website at: [www.parisplace.ca](http://www.parisplace.ca).



# Paris Place

*At International Village*

**March 22, 2011**

## **President's Report at the Annual General Meeting of the owners of Paris Place**

Despite great work and strong legacy of previous management team, Paris Place faced several challenges when I became Chair of the strata last summer:

- 1) 6 months of minutes were unapproved.
- 2) New Property Manager
- 3) Henderson Development was withholding \$70,000 in cost sharing
- 4) Leak from improperly installed pipe required restoration to 6 apartments

Since that time, the new management team has worked very closely together to accomplish the following:

- \* Despite unexpected need to replace heat exchangers and HST increase, we ended year with budget surplus.
- \* Also managed to contribute \$10,000 to our Contingency Reserve Fund at end of 2010.
- \* All meeting minutes are now approved and up to date.
- \* Collected \$63,000 of total outstanding from Henderson and continue to press for remaining \$7,000 outstanding.
- \* Managed restoration of leak-affected apartments one month ahead of deadline and kept owners apprised of progress throughout.

In addition, when I first moved into Paris Place three years ago, odour and sanitation problems from commercial tenants impacted the quality of life in building. After working strenuously on issue for past three years, I'm proud to say air quality in our building today is fresh, and sanitation improved so much that city inspectors now bring other commercial tenants to Paris Place to inspect methods used here.

In addition, more improvements are scheduled this year, including new automatic doors on loading bay, and a new fresh air intake, new exhaust vent and new automatically closing door on T&T kitchen behind lobby.

We were also pleased to work with Vancouver Police Department and City Manager to arrange major crackdown on crack dealers and much brighter streetlights on Abbott Street between Pender and Hastings.

Have also worked with owners of Canucks and Rogers Arena to create "Respect Your Host Community" campaign at all Canucks games and with police to ensure greater security and public presence during any future UFC events in area.

Respectfully submitted,  
Sean Bickerton  
President, Paris Place