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| <p>Strata Council Meeting Minutes, November 22, 2011 Strata Plan LMS 1872 – Paris Place</p> | <p>Minutes</p> |
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MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON TUESDAY, NOVEMBER 22, 2011 (rescheduled from Wednesday, November 9, 2011) AT 6:30 PM, IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC

Council in Attendance: Dmitri Traktoenko - Vice President
Rita Lum - Treasurer/Secretary
Elaine Cheung
Rhyon Caldwell
Rod Hayley

Regrets: Sean Bickerton - President
Brenda Matthews

Site Manager: Del Wordofa

Managing Agent: Patricia DeCiman and Cindy Anderson, ColyVan Pacific

1. CALL TO ORDER

This Strata Council meeting was called to order at 6:36 p.m.

2. APPROVAL OF MEETING MINUTES

October 13, 2011 Council Meeting Minutes:

It was **MOVED/SECONDED** to approve the minutes as circulated.

MOTION CARRIED

3. SITE MANAGER'S REPORT

The site manager presented his report. After some discussion, the report was accepted as presented.

It was **MOVED/SECONDED** to engage a third party professional to investigate the condition of parkade lighting.

MOTION CARRIED

(4 in favour, 0 opposed, 1 abstained)

4. REVIEW FINANCIAL REPORT

Financial Statements

It was **MOVED/SECONDED** to adopt the Financial Reports for September and October 2011 with amendments as noted.

MOTION CARRIED

ARREARS

Council received a copy of the arrears report and was advised that collection efforts are ongoing.

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5. OLD BUSINESS

Henderson Chargeback Collection:

Council discussed the status of Henderson accounts, receivable and payable.

It was **MOVED/SECONDED** to have ColyVan draft and send a letter of collection, requesting that Henderson pay all outstanding accounts by a specified date.

MOTION CARRIED

It was **MOVED/SECONDED** to pay all outstanding invoices from Henderson.

MOTION CARRIED

Crosstown Residents Association:

Tabled for the next council meeting.

Block Watch Program:

Council Member Rhyon requested that a volunteer was needed to fill the position of co-captain. He would like to extend the invitation to owners who may be interested to volunteer for the Block Watch program. Interested owners are invited to email council.

Community Garden:

Tabled for the next meeting.

5. NEW BUSINESS

Insurance Renewal:

Council discussed and queried why some items from the current policy not covered. ColyVan to enquire.

It was **MOVED/SECONDED** to approve the 2011-2012 CMW Insurance Proposal and pay the premium in three monthly instalments as done over the years after queried changes confirmed.

MOTION CARRIED

Disturbances:

Council discussed a number of incidences. Council requested that ColyVan follow up via letters to strata lot owners and residents involved in the disturbances.

Adjacent Building:

Council discussed the problem with the conduct of residents of the adjacent building and how best to resolve it. Council member Rod and Building Manger Del Wordofa agreed to contact the Building Manager of the adjacent building to discuss possible solutions. Council Member Rita agreed to investigate the building management hierarchy.

Annual Audit:

Council requested that ColyVan arrange an audit for the current year.

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CORRESPONDENCE

Received: Chargeback Dispute

A letter was received to dispute a chargeback. Upon discussion Council resolved to reduce the chargeback. A notice of Council's decision will be sent to the Strata Lot Owner.

Received: Parkade Lights

An e-mail was received to dispute the need for parkade light replacement. Council requested that ColyVan prepare and send a letter to acknowledge receipt, thank the owner for expressing his concern and advise that council has taken his suggestion into consideration.

Security Contract Review

A letter was received from Henderson indicating that there will be an increase in costs for security upon renewal of the contract. Council requested that ColyVan follow up with a letter of acknowledgement and request details of cost increases.

6. ADJOURNMENT

There being no other business it was **MOVED/SECONDED** to adjourn the meeting at 8:43 p.m.

MOTION CARRIED

10. NEXT COUNCIL MEETING

Scheduled for Thursday, December 8, 2011 at 6:30 p.m.

Council meetings are normally scheduled on the first Thursday of every month.

Attention

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