

Strata Council Meeting Minutes, February 9, 2012
Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, FEBRUARY 9, 2012 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/Secretary
Rhyon Caldwell
Rod Hayley
Brenda Matthews
Elaine Cheung

Regrets: None

Site Manager: Del Wordofa

Managing Agent: Cindy Anderson, ColyVan Pacific Real Estate Management

1. CALL TO ORDER

Strata Council meeting was called to order at 6:37 p.m.

2. APPROVAL OF MEETING MINUTES

January 5, 2012 Council Meeting Minutes:

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

MOTION CARRIED

3. SITE MANAGER'S REPORT

Discussion took place on the contents reported.

**4. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

Review of the Financial Statements to January 31, 2012 was tabled to the next council meeting as package was incomplete.

ARREARS

Council received a copy of the arrears report and was advised that collection efforts on delinquent accounts are on-going.

5. COMMITTEE REPORTS

SECURITY COMMITTEE: Paris Place is starting a new Block Watch, & our Co-captains attended a VPD training session. Residents are reminded not to let anyone into building without a fob.

Council would like to thank those who have signed up as Block Watch Volunteers.

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GARDENING COMMITTEE: Community garden planning is underway. The committee expects to have a report ready for presentation at the AGM. A meeting will be held for interested parties following the AGM.

RENOVATION COMMITTEE: Henderson has recommended an interior design firm used by Firenze and Espana. The committee hopes to have a proposal ready for the upcoming AGM.

BYLAWS COMMITTEE: The committee recommended that bylaws be dealt with on a priority basis; they will focus first on bylaws that are unclear. Changes to Bylaw 24 were recommended and will be voted on, via email, once appropriate language is determined.

Council would like to extend an invitation to owners & residents to participate in any committee of interest by email to council@parisplace.com.

6. OLD BUSINESS

Henderson collection effort:

Council was advised that we have now collected the large majority of funds owing with the exception of several thousand dollars of costs they are disputing. ColyVan has been engaged to do research to help determine history of easements & agreements governing shared costs.

Parkade lighting:

Parkade lights for P2 have been replaced. The job is now complete.

AGM & Budget:

Budget planning shall commence upon the receipt of the audit report.

7. NEW BUSINESS

Gas Fireplaces and Other Amenities:

The two year summer pilot light shut-off trial has come to its end. Actual cost savings during the trial were debated. Following a discussion, it was **MOVED/SECONDED** to terminate the pilot light shut-off program.

MOTION CARRIED

Pigeon Droppings:

It was reported that pigeon droppings have been accumulating outside the window of suite 715 from an area that is inaccessible. Council directed the Strata Manager to contact pest control services to determine what can be done to solve the problem and follow up with the Owner.

Building Security:

Steps are being taken to reinforce doors and access points to the building.

8. CORRESPONDENCE

Received: Anonymous Letters to Owners

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Owners are encouraged to contact council to express any concerns about the management of the Strata. Please note: all letters are received in confidence, and, in order for Strata to respond, the letters must contain the sender's contact information.

Hearing (IN CAMERA)

An Agent for an Owner attended the meeting to express disagreement about a chargeback to the Owner's suite. After discussion, Council's decision to be forwarded to the agent by management.

Proxies

A letter was received regarding the number of proxies an individual is permitted to hold. It was agreed that Strata is not in a position to limit the number of proxies. The Council directed the Strata Manager to inform the sender of this fact.

9. ADJOURNMENT

There being no further business it was **MOVED/SECONDED** to adjourn the meeting at 9:20 p.m.

MOTION CARRIED

10. NEXT COUNCIL MEETING

The next council meeting is scheduled for Thursday , March 8, 2012 at 6:30 pm.

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.