

Strata Council Meeting Minutes, May 24, 2012  
Strata Plan LMS 1872 – Paris Place

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, MAY 24, 2012 AT 6:30 PM - IN THE 3<sup>RD</sup> FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

**Council in Attendance:** Dmitri Traktovenko - President  
Elaine Cheung - Vice President  
Rita Lum - Treasurer/Secretary  
Rod Hayley  
Clyde Sharpe  
Winston Yeung

**Regrets:** Manuel Saikaley - Resigned

**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 6:36 p.m. There being a quorum of Council Members present, the meeting was competent to proceed with the business at hand.

**2. ELECTION OF COUNCIL EXECUTIVE**

It was **MOVED/SECONDED** to elect the Council Executive as noted above.

**MOTION CARRIED**

**3. APPROVAL OF MEETING MINUTES**

February 9 and March 8, 2012 Council Meeting Minutes: tabled to the next meeting.

**4. GENERAL MANAGER'S REPORT**

Discussion took place on the contents and the report was accepted as presented.

**5. REVIEW FINANCIAL REPORT  
FINANCIAL STATEMENTS**

The Treasurer gave a brief report on the Financial Statements. It was noted that a loan from the Contingency Reserve Fund was made to the Operating Fund to cover a temporary cash flow shortage. Following discussion the Treasurer recommended that the Financial Statements to April 30, 2012 be adopted. Thereafter, it was **MOVED/SECONDED** to adopt the Financial Statements to April 30, 2012 as previously circulated.

**MOTION CARRIED**

**ARREARS**

Council received a copy of the arrears report and was advised by the Strata Manager that the small balances showing on the report are mainly due to the change in Strata Fees, an outcome of the AGM and should be cleared up over the next month. Collection efforts on delinquent accounts continue.

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**5. COMMITTEE REPORTS**

Following discussion, various Council Members volunteered to continue work in the following committees: BUDGET COMMITTEE; SECURITY COMMITTEE; BUILDING MAINTENANCE COMMITTEE; RENOVATION COMMITTEE; BYLAWS COMMITTEE; FINANCE COMMITTEE; and HENDERSON COST SHARING COMMITTEE. Council agreed to dissolve the GARDENING COMMITTEE.

Council would like to extend an invitation to owners & residents to participate in any committee of interest by email to [council@parisplace.com](mailto:council@parisplace.com).

**6. OLD BUSINESS**

Pigeon Droppings: Following discussion, Council tasked the Building Maintenance Committee to investigate options for a building-wide solution to the pigeon problem.

Common Area Odours: Council directed the General Manager to work with Henderson Developments to solve the problem of odours emanating from T&T and the garbage room area.

**7. NEW BUSINESS**

Henderson Accounts: The Strata Manager advised Council on the status of the Henderson account. Council directed the Strata Manager to send a letter to demand payment for the outstanding balance.

Following discussion about cost sharing with Henderson, Council directed the General Manager to extend an invitation to a long term owner to join the Henderson Cost Sharing Committee.

Security Contract: Following discussion, the Security Committee volunteered to follow up with Henderson, the current security service provider to investigate renewal costs.

Loss Due to Water Escape: The General Manager gave a brief report on losses and the status of repairs.

Designer Proposal: the Renovation Committee volunteered to review the proposal and make recommendations to Council at the next council meeting.

**8. CORRESPONDENCE**

Correspondences were received and following discussion, a request for hearing to be scheduled for the next meeting.

Following discussion, Council directed the Strata Manager to notify owners of decisions made.

Correspondences were sent for the following: Strata Insurance Deductible and Arrears.

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**9. ADJOURNMENT**

There being no further business to discuss, it was **MOVED/SECONDED** to adjourn the meeting at 8:36 p.m.

**MOTION CARRIED**

**10. NEXT COUNCIL MEETING**

The next council meeting is scheduled for Thursday, June 28, 2012 at 6:30pm.

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

**Attention**

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