

Strata Council Meeting Minutes, June 28, 2012
Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, JUNE 28, 2012 AT 6:30 PM IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC

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

Regrets: Elaine Cheung - Vice President

Paris Place Management: Del Wordofa - General Manager

Managing Agent: Cindy Anderson, ColyVan Pacific Real Estate Management

1. CALL TO ORDER

Strata Council meeting was called to order at 6:33 p.m. There being a quorum of Council Members present, the meeting was competent to proceed with the business at hand.

2. APPROVAL OF MEETING MINUTES

It was MOVED/SECONDED to adopt the minutes of the February 9, March 8 and May 24, 2012 Council Meetings.

MOTION CARRIED

3. GENERAL MANAGER'S REPORT

Discussion took place on the contents.

**4. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer gave a brief report on the Financial Statements. Following discussion, it was MOVED/SECONDED to adopt the Financial Statements to May 31, 2012 as circulated.

MOTION CARRIED

ARREARS

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

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5. COMMITTEE REPORTS

SECURITY COMMITTEE: The committee suggested that a meeting be held with Henderson to discuss terms of the proposed contract.

BUILDING MAINTENANCE COMMITTEE: tabled to the next meeting

RENOVATION COMMITTEE: tabled to the next meeting

BYLAWS COMMITTEE: nothing to report at this time

FINANCE COMMITTEE: nothing to report at this time

SAFETY COMMITTEE: nothing to report at this time

HENDERSON COST SHARING COMMITTEE: a guest owner reported on the history of cost sharing with Henderson and agreed to act as historical advisor to the committee if required.

6. OLD BUSINESS

Garbage Room Exhaust Fan: the General Manager continues to work with Henderson Developments to improve air quality.

Henderson Accounts: tabled to the next council meeting.

Security Contract: Following discussion, the Security Committee volunteered to follow up with Henderson in a meeting directly to clarify renewal costs.

Designer Proposal: tabled to the next council meeting.

7. NEW BUSINESS

Hearing (in camera) Strata Lot 147: the Strata Manager was directed to notify the strata lot owner of Council's decisions.

Hearing (in camera) Strata Lot 146: the Strata Manager was directed to notify the strata lot owner of Council's decisions.

Henderson Accounts: Chargebacks still pending. General Manager to supply council member with report to review.

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

Staff Clothing Allowance: following discussion, it was MOVED/SECONDED to increase the General Manager's clothing allowance.

MOTION CARRIED

Strata Council – bylaw: the Strata Manager advised that according to Paris Place bylaws Strata is required to have seven council members. As there are currently only six with the resignation of one member, Strata to make a request to the ownership for a new council member.

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IMPORTANT REQUEST TO OWNERS

Strata Council would like to extend an invitation to all owners interested in serving on Strata Council for the current fiscal year. If interested, please contact the Paris Place General Manager, Del Wordofa as soon as possible.

Dispute Late Payment Charges – General Manager to handle.

Due to time constraints as already 1 hour over, the following items to be tabled:

Complaint 2804 – toilet sprayer
Loss Claim Dispute – 2703
Relocate Sprinkler Head – permission granted
Loss Claim Dispute – 614
Bylaw Breach – 402 fine

8. CORRESPONDENCE

Correspondences were received. Discussion was tabled to the next council meeting.

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

9. ADJOURNMENT

It was MOVED/SECONDED to adjourn the meeting at 9:38 p.m.

MOTION CARRIED

10. NEXT COUNCIL MEETING

The next council meeting is scheduled for Tuesday, July 24, 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.