

Strata Council Meeting Minutes, August 30, 2012
Strata Plan LMS 1872 – Paris Place

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

Council in Attendance: Dennis Diamond
Winston Yeung - President

New Council Member: Paul Bale

Regrets: Rod Hayley
Clyde Sharpe
Elaine Cheung - Vice President
Rita Lum - Treasurer/Secretary

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 6:40 p.m. As quorum was not met business of the meeting could not be conducted. Following discussion, it was agreed to proceed with discussions about important matters contained in the agenda. Council members present formed a committee of the whole and proceeded to discuss the business at hand. The following report will be presented to Strata Council at the next council meeting for ratification.

2. APPROVAL OF MEETING MINUTES

As quorum of council members was not present, adoption of meeting minutes was tabled to the next meeting.

3. GENERAL MANAGER'S REPORT

The General Manager, Del Wordofa presented his report.

**4. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

As the Treasurer was not present, review and adoption of the Financial Statements up to and including July 31, 2012 was tabled to the next meeting.

ARREARS

The Strata Manager reminded Council of its responsibility relating to privacy legislation and gave a brief summary of accounts receivable. A number of owners are in arrears and have been sent reminder notices.

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Important!

Failure to pay strata fees and special levies compromises the strata corporation's ability to repair and maintain the common property. Owners are reminded that strata fees and special levies must be paid on or before its due date. Accounts in arrears are subject to late payment charges and interest. A lien may also be placed on strata lots in arrears.

5. COMMITTEE REPORTS

SECURITY COMMITTEE: the Committee Chair reported that discussions with Henderson are ongoing. Henderson presented Strata with a new cost schedule and gave a deadline for endorsement. Henderson was advised of Strata's intention to re-negotiate the terms of the existing security contract and that it was unable to meet their proposed deadline of August 17, 2012 and trusts that security services will continue in accordance with the contract.

Henderson later advised that the existing contract will terminate at the end of the month in accordance with the terms of the contract. As it is not clear, a lawyer has been retained by Strata to review the existing security services contract.

The committee gave a brief summary of the security services provided by Henderson. Henderson currently provides perimeter services for the commercial 24/7. Paris Place security appears to be secondary. A vertical sweep is done 24 times per day.

In investigating alternative security solutions for Paris Place, a number of questions were raised, including the need for day time services, the value of security presence and the benefit of installing a fob/key system on interior elevators and doors.

Following discussions, the Strata Manager recommended doing a cost/ benefit analysis of installing a fob/ key system on interior elevators and doors.

The Committee Chair also reported that Henderson expects a commitment from Strata by month end for a new short term contract. As quorum has not been met, Council was unable to make any decisions on the existing contract or the new proposed contract. The Strata Manager advised Council to refrain from further discussions about the terms of the contract with Henderson until majority Council has had an opportunity to agree on a course of action.

BUILDING MAINTENANCE COMMITTEE: tabled to the next meeting

RENOVATION COMMITTEE: tabled to the next meeting

HENDERSON COST SHARING COMMITTEE: tabled to the next meeting

6. OLD BUSINESS

Strata Council: At the previous meeting Council Member, Rod Hayley advised that another owner expressed interest in becoming a council member. As a seventh member is required by bylaw, Council directed the Strata Manager to invite the owner to become the seventh member of council. Strata Council is pleased to announce the appointment of Paul Bale to Strata Council.

7. NEW BUSINESS

Pets: tabled to the next meeting

Strata Procedures Review: tabled to the next meeting

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8. CORRESPONDENCE (in camera)

Received:

Noise Complaints
List of Concerns
Loss Claim Charges Question
Common Property Damage

Sent:

Arrears
Replies as directed by Council

9. ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

10. NEXT COUNCIL MEETING

The next council meeting is scheduled for Thursday, September 27, 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.