

Strata Council Meeting Minutes, September 18, 2012
Strata Plan LMS 1872 – Paris Place

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, SEPTEMBER 18, 2012 AT 6:30 PM IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC

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

Regrets: Paul Bale

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. As quorum was met, the meeting was declared competent to proceed with the business at hand.

2. APPROVAL OF MEETING MINUTES

As quorum of council members was not present at the August 30, 2012, the meeting was not competent to proceed with the business at hand. However, council members present at the time formed a committee of the whole to discuss the business contained in the August 30, 2012 Council Meeting Agenda. A report on those discussions was presented to Council. It was accepted as presented. It was then **MOVED/SECONDED** to adopt the July 24, 2012 council meeting minutes as previously circulated.

MOTION CARRIED

3. GENERAL MANAGER'S REPORT

The General Manager, Del Wordofa presented his report. It was accepted as presented.

**4. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

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.

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.

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5. COMMITTEE REPORTS

SECURITY COMMITTEE: the Committee Chair gave a brief report about on-going negotiations with Henderson. Henderson presented Strata with a draft of a new security services agreement and advised of their commitment expectations. Following discussions about Paris Place security services requirements, it was **MOVED/SECONDED** to advise Henderson of Strata's intention to negotiate and of the expectation of continued services during the negotiating process.

MOTION CARRIED

Council agreed that it would be prudent for the committee to meet again to discuss Strata's security service needs prior to commencing formal discussions with Henderson.

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 - none

7. NEW BUSINESS

Pets: tabled to the next meeting

Strata Procedures Review: tabled to the next meeting

Water Treatment Bypass: the City of Vancouver requires that a backflow preventor be installed on the bypass that was installed to bypass the water treatment system. Arrangements have been made to install the backflow preventor.

Wind Mobile: the Strata Manager reported that Wind Mobile has advised that the installation of another antenna is required. Following discussion, it was **MOVED/SECONDED** to review the contract to assess the rights of Wind Mobile.

MOTION CARRIED

8. CORRESPONDENCE (in camera)

Received:

Noise Complaints

List of Concerns

Loss Claim Charges Question

Sent:

Arrears

Replies as directed by Council

9. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

10. NEXT COUNCIL MEETING

The next council meeting is scheduled for Thursday, October 25, 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.