

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, NOVEMBER 29, 2012 AT 6:30 PM IN THE 3<sup>RD</sup> FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

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

**Regrets:** Rod Hayley

**Paris Place Management:** Del Wordofa - General Manager

**Managing Agent:** Cindy Anderson, Strata Manager  
ColyVan Pacific Real Estate Management

**1. CALL TO ORDER**

Strata Council meeting was called to order at 6:38 p.m.

**2. APPROVAL OF MEETING MINUTES**

It was **MOVED/SECONDED** to adopt the September 18, 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**

The Treasurer gave a brief report on the financial statements and recommended adoption of the financial statements up to and including October 31, 2012. Thereafter, it was **MOVED/SECONDED** to adopt the Financial Statements up to and including October 31, 2012.

**MOTION CARRIED**

**ARREARS**

The Strata Manager summarized accounts receivable and advised that collection efforts are on-going.



**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 summarized the status of security services. A meeting to discuss security services was held with Henderson. Negotiations for services are on-going. It is the strata corporation's intention to continue with security services provided by Henderson until such time as an agreement can be met. Following discussions, it was **MOVED/SECONDED** to continue paying for security services based on the previous year's rate.

**MOTION CARRIED**

**BUILDING MAINTENANCE COMMITTEE:** tabled to the next meeting

**RENOVATION COMMITTEE:** tabled to the next meeting

**HENDERSON COST SHARING COMMITTEE:** it was suggested that a meeting be held with Henderson to discuss issues related to cost sharing and payment hold-backs. Following discussion, the Strata Manager was directed to send a letter to Henderson, requesting an explanation for the payments being withheld.

**6. OLD BUSINESS**

**Strata Procedures Review:** tabled to the next meeting

**Water Treatment Bypass, Backflow Preventor:** the City of Vancouver ordered the strata corporation to install two backflow preventors on the water treatment bypasses. The backflow preventors were installed as ordered.

**Wind Mobile 4<sup>th</sup> Panel Antenna:** Wind Mobile requested permission to proceed with the installation of a fourth panel antenna in accordance with their agreement with the Strata Corporation and install a key deposit. Following discussion, it was **MOVED/SECONDED** to grant Wind Mobile permission to proceed with the installation of the proposed antenna and key deposit.

**MOTION CARRIED**

**7. NEW BUSINESS**

**Sump Pit Flood:** the General Manager gave a brief report on the flood that occurred in the parkade. Grease and debris from a commercial unit caused the sump pump to fail and flood the parkade. All costs relating to the incident will be charged back to Henderson.

**Backflow Preventor:** the General Manager reported that Henderson refused to allow water shut-down during daytime hours to install a backflow preventor as required by the City of Vancouver. The problem was solved by a new



technique that allowed the installation without requiring water shut-down. Cost premiums for that procedure will be charged back to Henderson.

**Loss Claims:** the General Manager summarized the status of loss claims. Two losses occurred within the residential units and three losses occurred relating to commercial units.

**Elevator:** the General Manager reported that obsolete equipment (Pana Combi) has been replaced in elevator #4.

**Fob Audit:** the Council President advised council on the security issues relating to fobs. A fob audit was recommended. Council directed the General Manager to advise council on the process.

**Insurance Renewal:** the Strata Manager advised that insurance has been renewed for the year beginning December 1, 2012. Owners are advised that deductibles have increased and that homeowner's policies should be reviewed.

A copy of the strata policy declaration is included with these minutes for reference.

**Bike Room Odour:** it was reported that an odour seemed to be lingering in the bike room. It was identified to be emanating from T & T's digester and the P2 sewage pump. The issue has now been resolved.

**Shower Arm Replacements:** owners are advised that shower arm replacements will take place in the following months.

**AGM & Budget:** the Strata Manager advised that the strata corporation's fiscal year end is approaching and that an AGM should be held by the end of February, 2013 to be in compliance with the Strata Property Act annual general meeting requirements.

**CRF Depreciation Report:** the Strata Manager advised that in accordance with the Strata Property Act, a CRF Depreciation Report must be completed by December 13, 2013 unless opted out by  $\frac{3}{4}$  Vote Resolution by the owners at a general meeting within 12 months of the deadline for completion. Council discussed the importance of obtaining a report and its potential impact on property values if not done. Further investigation will be done to determine the cost for budgeting purposes.

**Contracts:** the Strata Manager acknowledged having received the following contract documents from the General Manager:

- i. Global Live, roof top antennas
- ii. Rogers, roof top antennas
- iii. Thyssen Dover, elevator maintenance



- iv. ColyVan, strata management
- v. Henderson, security
- vi. Interville Development, recycling bin storage
- vii. Roynat, water treatment equipment
- viii. Interville Development, Keefer Steps cost sharing
- ix. Versatile Door, parkade gates
- x. Imperial Paddock, pool maintenance
- xi. Smithrite, waste removal
- xii. Smithrite, compactor maintenance
- xiii. Palm Gardenscape, landscaping
- xiv. Simpson Power, generator maintenance

**8. CORRESPONDENCE (in camera)**

**Received:**

- 3 Noise Complaints
- 1 General Concerns
- 1 Loss Claim Charges Question
- 1 Fire Alarm Complaint
- 1 Damaged Common Property
- 1 Report of Moisture Problem
- 1 Renovation Request
- 2 Requests for Reimbursement

**Sent:**

- Arrears
- Replies as directed by Council

**9. ADJOURNMENT**

The meeting was adjourned at 8:50 p.m.

**10. NEXT COUNCIL MEETING**

The next council meeting is scheduled for Thursday, January 31, 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).

