

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,  
HELD ON THURSDAY, JANUARY 31, 2013 AT 6:30 PM IN THE 3<sup>RD</sup> FLOOR MEETING  
ROOM,  
183 KEEFER PLACE, VANCOUVER, BC**

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

**Regrets:** Elaine Cheung- Vice President

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

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

**1. CALL TO ORDER**

The Strata Council meeting was called to order at 6:36 p.m. As quorum was met, the meeting was declared competent to proceed with the business at hand.

**2. APPROVAL OF MEETING MINUTES**

It was **MOVED/SECONDED** to adopt the November 29, 2012 council meeting minutes previously circulated.

**MOTION CARRIED**

**3. GENERAL MANAGER'S REPORT**

The General Manager, presented his report. Discussion took place on the contents.

**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 December 31, 2012. Thereafter, it was **MOVED/SECONDED** to adopt the Financial Statements up to and including December 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 meet its financial obligations and repair and maintain the common property and assets. 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. Henderson has advised Strata of its intention to cease security services effective February 1, 2013. Council discussed to engage a lawyer to determine the Strata Corporation's legal position.

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

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

**HENDERSON COST SHARING COMMITTEE:** A letter of demand for payment was received from Henderson's lawyer, Clarke Wilson. As Clarke Wilson is also the Strata Corporation's lawyer, a client conflict exists for Clarke Wilson. Strata Council directed the Strata Manager to write to Clarke Wilson to advise them of the conflict. Lawyer, Kieran Bridge has been asked to act on behalf of the Strata Corporation.

Following discussion, it was **MOVED/SECONDED** to formally engage Lawyer, Kieran Bridge to review the Strata Corporation's position.

**MOTION CARRIED**

## 6. **OLD BUSINESS**

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

**Fob Audit:** tabled to the next meeting

**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. A quote received from RJC was presented. The estimated cost for a CRF Depreciation Report is \$14,000. Following discussion, Council directed the Strata Manager to obtain two further quotes.

**AGM & Budget:** the Strata Manager advised that an AGM should be held within 60 days of the fiscal year end to be in compliance with the Strata Property. As the audit will not be completed in time for a February meeting, council agreed to postpone the AGM to March.

## 7. **NEW BUSINESS**

**Security:** Henderson advised strata of its intention to cease providing security services to Paris Place beginning February 1, 2013.

Following discussion, it was **MOVED/SECONDED** to engage Eureka Security Services to provide Paris Place with security services.

**MOTION CARRIED**

**Elevator 3:** the General Manager reported that obsolete equipment (Baldor 900 drive) has been replaced with a new quantum drive in elevator #3. The sheave jammer was also found to be faulty and is being repaired.



**Loss Claims:** the General Manager summarized the status of loss claims. A number of losses occurred within residential units and one on common property. Owners are kindly asked to regularly check appliances and connective hoses for leaks. Owners are reminded that Strata insurance is limited in coverage and are strongly encouraged to consult with their insurance broker to ensure seamless personal insurance coverage.

**Hot Water & Heat:**

Several reports of no heat or hot water were received the weekend of January 4, 2013. The General Manager switched to summer settings to resume heat and dispatched technicians to investigate the problem. The problem has now been resolved.

**Management Contract Review:**

Tabled to the next meeting due to time restraint.

**8. CORRESPONDENCE (in camera)**

**Received:**

- 1 Noise Complaint
- 1 Noise Complaint Apology
- 1 Report of Moisture Problem
- 1 Renovation Request
- 1 Cost Reimbursement

**Sent:**

- Arrears
- Replies as directed by Strata Council

**9. ADJOURNMENT**

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

**10. NEXT COUNCIL MEETING**

The next council meeting is scheduled for Thursday, February 21, 2013 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).

