

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON THURSDAY, FEBRUARY 21, 2013 AT 6:30 PM
IN THE 3RD FLOOR MEETING ROOM,
183 KEEFER PLACE, VANCOUVER, BC**

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

Regrets: Rod Hayley
Paul Bale

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 6:45 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 January 31, 2013 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**

Due to a temporary cash flow shortage, a loan was taken from the Contingency Reserve Fund to pay insurance and other invoices. The loan will be repaid within the fiscal year, in accordance with the Strata Property Act. Adoption of the Financial Statements for January was tabled.

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: Eureka Security was engaged to provide Paris Place with security services, commencing February 1, 2013. So far, Council is satisfied with the services provided by Eureka. Lawyer, K. Bridge continues to communicate with Henderson's counsel on behalf of strata to expedite the return of security equipment and deal with unresolved issues and costs relating to the security services provided by Henderson.

BUILDING MAINTENANCE COMMITTEE: tabled to the next meeting

RENOVATION COMMITTEE: tabled to the next meeting

HENDERSON COST SHARING COMMITTEE: Lawyer, Bridge has been engaged to communicate with Henderson's counsel on behalf of strata. Discussions are on-going.

6. OLD BUSINESS

Strata Procedures Review: tabled to the next meeting

Fob Audit: tabled to the next meeting

CRF Depreciation Report: depreciation report proposals are pending.

AGM & Budget: Council reviewed the draft budget. Following discussion, it was agreed that the budget shall be finalized pending completion of the audit. A date will be set for the AGM at that time.

Loss Claims: two losses were reported, a toilet overflowed which caused damage to a number of suites and a pipe leak caused damage to two suites. Owners and residents are kindly asked to regularly check plumbing fixtures for signs of leaks and to make necessary repairs immediately. Owners are again reminded that Strata insurance is limited in coverage. Owners are strongly advised to consult with their insurance broker to ensure seamless personal insurance coverage to avoid uninsured losses.

Management Contract: council briefly discussed the proposed management contract renewal presented by ColyVan.

7. NEW BUSINESS

Elevator Phone & Camera: the General Manager reported that the elevator phones require upgrade. Council discussed options presented and directed the General Manager to investigate further.

Annual Fire Safety Inspection: a quote for the annual fire and safety inspection was received. A notice will be posted to advise residents of the scheduled date of inspection.

Limitation Act: the Strata Manager advised Council of pending changes to the Limitations Act.

8. CORRESPONDENCE (in camera)

Received:



- 2 Noise Complaints
- 1 Noise Complaint Response
- 1 Elevator Service Concerns
- 1 Safety Concerns
- 1 Household Garbage in Corridors Complaint

Sent:

Arrears

Responses as directed by Strata Council

9. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

10. NEXT COUNCIL MEETING

The next council meeting is TBD. 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.

