

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,  
HELD ON THURSDAY, MARCH 28, 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  
Clyde Sharpe  
Dennis Diamond  
Rod Hayley

**Regrets:** Elaine Cheung - Vice President  
Paul Bale  
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 6:42 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 February 21, 2013 council meeting minutes previously circulated.

**MOTION CARRIED**

**3. GENERAL MANAGER'S REPORT**

Discussion took place on the contents of the General Manager's report.

**4. REVIEW FINANCIAL REPORT  
FINANCIAL STATEMENTS**

It was **MOVED/SECOND** to adopt the Financial Statements up to and including March 31, 2013.

**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 due dates. 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:** Henderson has yet to return and reconfigure Paris Place security equipment and software in accordance with the terms of the 2002 Security Agreement. Notice was given to return equipment and software by the end of March 2013. Should the strata corporation's demand not be met, Henderson will be billed costs for equipment replacement and reconfiguration.

**BUILDING MAINTENANCE COMMITTEE:** nothing to report at this time.

**RENOVATION COMMITTEE:** nothing to report at this time.

**HENDERSON COST SHARING COMMITTEE:** Our Lawyer, advised Strata Council that Henderson should be invited to discuss and re-review the current cost sharing arrangement. Once reviewed, outstanding accounts can then be settled and cleared from the books. Following discussion, it was **MOVED/SECONDED** to direct our lawyer to invite Henderson to meet with strata representatives to begin cost sharing discussions.

**MOTION CARRIED**

## 6. **OLD BUSINESS**

**Strata Procedures Review:** the Strata Manager made suggestions for Owner and Resident notifications and loss claim procedures and presented standardized notice templates for bylaw breaches, complaints and loss claims. Following discussion, it was **MOVED/SECONDED** to provide the General Management with procedural instructions for loss claims and notifications as suggested.

**MOTION CARRIED**

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

**CRF Depreciation Report:** depreciation report proposals are pending.

**AGM & Budget:** it was **MOVED/SECONDED** to set the date of the AGM scheduled for April 25<sup>th</sup>, 2013. The budget is subject to amendment at this meeting, if required.

**MOTION CARRIED**

**Management Contract:** Council will meet with ColyVan General Manager, Brian Carleton to discuss the proposed management contract.

**Elevator Phone & Camera:** it was **MOVED/SECONDED** to proceed with elevator phone upgrade.

**MOTION CARRIED**

Elevator camera installation was tabled until funding becomes available.

**Annual Fire Safety Inspection:** the annual inspection is scheduled for the end of April. Owners and Residents are advised that access to suites are mandatory.

## 7. **NEW BUSINESS**

**Hot Water:** discussion about hot water issues was tabled due to time constraints.

**Block Watch:** discussion about Block Watch was tabled due to time constraints.



**Generator Preventative Maintenance Contract Renewal:** it was **MOVED/SECONDED** to renew the contract as presented.

**MOTION CARRIED**

**P2 Car Wash:** it was reported that the area around the entry way adjacent to the car wash is frequently being flooded and splashed with soapy water and carwash overspray. Residents are kindly asked to direct the hose away from the entry way when washing cars to prevent unnecessary overspray and flooding.

**Elevator Entrapment:** Council directed the Strata Manager to proceed with the elevator phone upgrade. If during entrapment there is no response on the elevator phone, Residents and Owners are advised to call ColyVan.

**Imperial Paddock Pools Contract:** it was **MOVED/SECONDED** to renew Imperial Paddock Pools Contract with changes as required by Vancouver Coastal Health.

**MOTION CARRIED**

**8. CORRESPONDENCE (in camera)**

**Received:**

- 3 Noise Complaints
- 1 Cleanliness
- 1 Break-in
- 1 Reimbursement Request
- 1 Globalive Insurance
- 1 Moving Fee
- 1 Broken Window
- 1 Strata Fees

**Sent:**

- Arrears
- Responses as directed by Strata Council

**9. ADJOURNMENT**

The meeting was adjourned at 8:45 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](http://www.parisplace.ca).

