

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON THURSDAY, MAY 2, 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  
Dennis Diamond - Vice President  
David Howard - Treasurer  
Rod Hayley  
Michael Rawlinson  
Paul Bale  
Mike Reid

**Regrets:** None

**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 6:37 p.m. With quorum requirements being met, the meeting was declared competent to proceed with the business at hand.

**2. COUNCIL EXECUTIVE**

It was **MOVED/SECONDED** to appoint the council executive as noted above.

**MOTION CARRIED**

The Strata Manager gave a brief summary of privacy legislation obligations and advised council members that Strata Council is bound by privacy legislation.

**3. APPROVAL OF MEETING MINUTES**

It was **MOVED/SECONDED** to adopt the March 28, 2013 council meeting minutes previously circulated.

**MOTION CARRIED**

**4. GENERAL MANAGER'S REPORT**

No report was presented.

**5. REVIEW FINANCIAL REPORT  
FINANCIAL STATEMENTS**

It was **MOVED/SECONDED** 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.

Following discussion, it was **MOVED/SECONDED** to, at the strata lot owner's expense, send all accounts in arrears to legal collections where account balances are left unpaid for 90 days or more.

**MOTION CARRIED**

### **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 their due dates. Accounts in arrears are subject to interest and late payment charges. Liens may also be placed on strata lots in arrears.

## **6. COMMITTEE REPORTS**

**SECURITY COMMITTEE:** the Committee Chairman summarized the status of dispute with Henderson. The following motion was proposed: be it resolved that representatives of Paris Place seek to meet with representatives of Henderson to discuss remaining issues concerning security services agreements and historical issues regarding cost sharing.

**MOTION CARRIED**

**HENDERSON COST SHARING COMMITTEE:** a suggestion was put forward that the committee meet with Paris Place General Manager to review the cost sharing arrangement. Council Member, Michael Rawlinson volunteered to follow up with the General Manager.

## **7. OLD BUSINESS**

None

## **8. NEW BUSINESS**

### **Paris Place Security**

Council directed the Paris Place General Manager to obtain another quote to restore the Paris Place security system to an independent system.

It was **MOVED/SECONDED** to proceed with the security system work subject to review of the second quote.



## MOTION CARRIED

**Budget Review:** Council reviewed the 2013 Operating Budget and made revisions. The revised 2013 Operating Budget will be presented to owners at the upcoming Special General Meeting.

**Special General Meeting:** the Special General Meeting is scheduled for May 23, 2013.

**8. CORRESPONDENCE (in camera)**

**Received:** discussion about correspondence received was tabled to the next meeting.

**Sent:**

Arrears

Responses as directed by Strata Council

**9. ADJOURNMENT**

The meeting was adjourned at 9:26 p.m.

**10. NEXT COUNCIL MEETING**

The next council meeting is scheduled for Thursday, June 27, 2013. 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).

