

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS
PLACE, HELD ON THURSDAY, MAY 29, 2013 AT 6:30 PM
IN THE 3RD FLOOR MEETING ROOM,
183 KEEFER PLACE, VANCOUVER, BC**

Council in Attendance: Winston Yeung - President
David Howard - Treasurer
Michael Rawlinson
Paul Bale
Mike Reid

Regrets: Dennis Diamond - Vice President
Rod Hayley

Paris Place: Del Wordofa - General Manager

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

1. CALL TO ORDER

The Council President called the meeting to order at 6:32 p.m. With quorum requirements being 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 May 2, 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**

The Treasurer gave a brief report on the financial statements and recommended they be adopted. In accordance with the Strata Property Act, \$40,000 was borrowed from the CRF April 18, 2013 to pay bills, bringing the total borrowed from CRF to cover temporary cash flow shortages to \$120,000 this fiscal year. Following discussion, it was **MOVED/SECONDED** to adopt the Financial Statements up to and including April 30, 2013.

MOTION CARRIED



ARREARS

The Strata Manager summarized accounts receivable and advised that collection efforts are on-going. Council directed the Strata Manager to proceed with collections of delinquent accounts as discussed.

Important!

Failure to pay strata fees and special levies compromises the strata corporation's ability to meet its financial obligations.

Strata fees and special levies must be paid on or before the due dates. All accounts in arrears are subject to interest and late payment charges and may be sent to collections at the owner's expense.

5. COMMITTEE REPORTS

SECURITY COMMITTEE: see "Access Control System" below.

HENDERSON COST SHARING COMMITTEE: the new Strata Council will meet with legal counsel in June to get up to speed on the status of negotiations with Henderson.

6. OLD BUSINESS

Strata Procedures Review

A committee was formed to review strata procedures.

Fob Audit

Fob audit was tabled to the next council meeting

Management Contract Review

Discussions were tabled. Council will follow up with Colyvan General Manager.

Elevator Phones

The elevator phone upgrade is in progress.

Heat & Hot Water

Complaints have been received about lack of heat and hot water. The heat problem is related to deficient zone valves within strata lots. Both zone valve and hot water problems are being addressed by Paris Place General Management.

Loss Claims

A number of suites were damaged due to water escape and fire. There was a window leak, two incidents of water escape from poorly maintained appliances, a fire and three incidents involving pinhole leaks in the heating system pipes.



IMPORTANT: Owners are reminded that Strata Insurance is limited in coverage and advised to consult with their personal insurers to ensure seamless insurance coverage. Strata lots determined to be responsible for damage will be responsible for costs not covered by Strata Insurance, including the insurance deductible. To prevent loss, Owners are reminded to ensure that connective hoses/ plumbing and appliances are checked regularly for deterioration and repaired immediately if needed.

7. NEW BUSINESS

Access Control System

Three proposals were presented to Council. Once the Security Committee has had an opportunity to review the proposals, it will make recommendations to Strata Council.

Depreciation Report

Discussion was tabled to the next council meeting, until the committee has had an opportunity to review the three proposals previously received.

Security Monitoring

Tyco fire safety monitoring services advised that its rates are increasing again. Paris Place General Management will investigate lower cost options and report back to Council.

Shower Arm Replacements

180 shower arms have been replaced. 60 are yet to be done.

Annual Fire and Safety Inspection

The inspection was completed April 15th. A disconnection deficiency was narrowed down to the 26th floor. Deficiencies correction and missed suites will be done on the follow up visit in June. Notice will be posted to advise residents of the date.

Business Arising from the Annual General Meeting:

- Security, Concierge or None – discussion was tabled, pending security committee review
- Elevator Advertisement Screens – discussion was tabled
- Elevator Fob Access – discussions tabled, pending security committee review
- Strata Email Communication List – discussions deferred to the Strata Procedures Committee

8. CORRESPONDENCE (in camera)

Received:

- Window Replacements
- Henderson Security Access, Eureka
- Request for Minutes
- Chargeback Inquiry



- Henderson Chargeback Inquiry
- Roof Party Request
- Water Pressure Problem
- Depreciation Report, recommend Campbell & Pound
- Miscellaneous Suggestions
- Request for Payment
- Complaint, proof of ownership & receipt of notice
- Renovation Requests
- 4 Noise Complaints
- Complaint, cleanliness
- Break In
- Request for Reimbursement
- Tyco, fee increase
- Henderson, security
- Complaint, Eureka Security
- Complaints, no heat
- Thyssen, five year safety test
- Complaint, no power
- Globalive, insurance certificate received
- Moving Fee, request for exemption
- Broken Window

Sent:

Arrears
 Bylaw Breach Notices
 Loss Claim/ Insurance Deductible Notices
 Responses as directed by Strata Council

9. ADJOURNMENT

The meeting was adjourned at 9:01 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.

