

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON WEDNESDAY, JUNE 26, 2013 AT 6:30 PM IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC

Council in Attendance: Dennis Diamond - Vice President
David Howard - Treasurer
Michael Rawlinson
Paul Bale

Regrets: Winston Yeung - President
Mike Reid
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 6:40 p.m. With quorum requirements being met, the meeting was declared competent to proceed with the business at hand.

2. GUEST BUSINESS

An Owner presented gas contract options for strata. He advised that Fortis rates are expected to increase. Rates however can be locked in with a 5 year price stabilization contract. Council thanked the Owner for providing the information.

Council Vice President volunteered to investigate further and make recommendations to council at the next council meeting.

3. APPROVAL OF MEETING MINUTES

It was **MOVED/SECONDED** to adopt the May 29, 2013 council meeting minutes previously circulated.

MOTION CARRIED

4. GENERAL MANAGER'S REPORT

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

5. REVIEW FINANCIAL REPORT



FINANCIAL STATEMENTS

The Treasurer advised that the 2012 financial audit is now complete and recommended adoption of the Financial Statements up to the end of May, 2013. As at the end of May the CRF bank account balance was \$150,196, loan from CRF to Operating remained at \$120,000, \$21,480 was in the Operating account and accounts receivable were \$33,214 (owners in arrears) and \$67,473 (Henderson Developments). Thereafter, it was **MOVED/SECOND** to adopt the Financial Statements up to and including May 31, 2013.

MOTION CARRIED

ARREARS

The Strata Manager summarized accounts receivable and advised that collection of delinquent accounts is being carried out as previously 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.

6. COMMITTEE REPORTS

SECURITY COMMITTEE: discussions were tabled to the next council meeting.
HENDERSON COST SHARING COMMITTEE: the meeting with legal counsel to get up to speed on the status of negotiations with Henderson has been delayed.

7. OLD BUSINESS

Strata Procedures Review

Discussion was tabled to the next council meeting.

Fob Audit

Fob audit was tabled to the next council meeting.

Management Contract Review

There was nothing to report at this time.

Elevator Phones

Elevator phone upgrade is under way.

Depreciation Report

The Committee Chair briefly summarized the contents of the three proposals received previously and recommended proceeding with RDH, provided an



acceptable envelope inspection is included. Discussion was tabled to the next council meeting, pending confirmation of detailed envelope inspection.

Security Monitoring

Quotes for fire safety monitoring services are pending.

Annual Fire and Safety Inspection

Deficiencies corrections and missed suites inspections are pending.

Business Arising from the Annual General Meeting:

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

8. NEW BUSINESS

Generator Maintenance

A quote for the 10 year maintenance service and deficiencies correction was received from Cummins. Following discussion, it was **MOVED/SECONDED** to proceed with both the 10 year maintenance service and deficiencies correction as quoted by Cummins.

MOTION CARRIED

Access Control System

Discussion was tabled to the next council meeting.

Lighting

A complaint about the timing of the exterior corridor and garden lighting was received. Paris Place General Management was directed to monitor lighting for cost savings opportunities.

Loss Claims

The following losses due to water escape were reported: toilet overflow; bathtub valve deficiency; window moisture.

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.



Owners' Forum

The following items were discussed at the Owners' Forum:

1. Suggestion Box – Council directed Paris Place General Management to install a suggestion box in the mail room.
2. Language Barrier – the strata procedures committee will investigate and make recommendations.
3. Correspondence, reply delays - the strata procedures committee will investigate and make recommendations.
4. 5th Floor Carpet Deterioration – discussions tabled until funding permits carpet replacement
5. Elevator Deficiencies, control of #1 & #3 – deficiencies are being attended to.
6. 3rd Floor Courtyard Use, BB-Q etc - the strata procedures committee will investigate and make recommendations.

General Manager Vacation

The General Manager of Paris Place will be away July 2 – 19 and August 19 – 30. Notice will be posted to advise owners and residents of the vacations dates and who to call in the event of an emergency.

9. CORRESPONDENCE (in camera)

Received:

- Balcony Windows
- Exterior Lighting
- Loss Claim
- Requests to Renovate
- Special Levy Payments
- Form K
- Noise Problem
- Window Mould
- Windows

Sent:

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

10. ADJOURNMENT

The meeting was adjourned at 8:48 p.m.

11. NEXT COUNCIL MEETING



The next council meeting is scheduled for Wednesday, July 24, 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.



202-5704 Balsam Street Vancouver, BC V6M 4B9 | P: 604.683.8399 | F: 604.683.7399 | T: 1.877.859.2225

WWW.COLYVANPACIFIC.COM