

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON WEDNESDAY, JULY 24, 2013 AT 6:30 PM IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC

Council in Attendance: Winston Yeung - President
Dennis Diamond - Vice President
David Howard - Treasurer
Michael Rawlinson
Mike Reid

Regrets: Paul Bale
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 6:35 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 June 26, 2013 council meeting minutes previously circulated.

MOTION CARRIED

3. GENERAL MANAGER'S REPORT

No report was presented.

**4. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of June, 2013. As at June 30, 2013 the CRF bank account balance was \$161,457.11, loan from CRF to Operating was reduced to \$111,000.00, \$15,257.80 was in the Operating account and accounts receivable were \$121,651.41 (owners in arrears) and \$68,010.77 (Henderson Developments). Thereafter, it was **MOVED/SECOND** to adopt the Financial Statements up to and including June 30, 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.

5. COMMITTEE REPORTS

SECURITY COMMITTEE: Paris Place legal services formally requested a meeting with Henderson to discuss a settlement.

HENDERSON COST SHARING COMMITTEE: Paris Place legal services formally requested a meeting with Henderson to discuss cost sharing.

6. OLD BUSINESS

Strata Procedures Review

The Strata Procedures Committee will meet this month to discuss a number of strata procedures.

Fob Audit

Fob audit will take place sometime in August. Owners and residents will be notified of the date and instructed on audit procedures.

Management Contract Review

The Council President will meet with the General Manager of Colyvan to discuss management contract renewal.

Elevator Phones

The elevator phone upgrade has been delayed due to technical difficulties. An investigation will be carried out this month.

Depreciation Report

The Committee Chair reported that the engineering consultant advised that, for the purposes of the report, a visual inspection of the envelope is sufficient. He advised that RDH seems to provide the best value for the money and recommended proceeding with RDH. Following discussion, it was **MOVED/SECONDED** to engage RDH to do the depreciation report for Paris Place.

MOTION CARRIED



Annual Fire and Safety Inspection

Deficiencies corrections and missed suites inspections are now complete. Voltech will return to resolve a problem with a constant beep sound in the fire panel.

Business Arising from the Annual General Meeting:

- Security, Concierge or None – the Security Committee is currently investigating the best option for Paris Place.
- Elevator Advertisement Screens – discussion was tabled to the next meeting.
- Elevator Fob Access – the Security Committee is currently investigating options.
- Strata Email Communication List – the Strata Procedures Committee will discuss communications during their meeting this month.

Access Control System

The Security Committee is currently investigating options for access control.

Gas Contract Proposal

Council discussed the possibility of locking into a 5 year gas contract and agreed not to enter into a contract at this time.

Loss Claim

A loss due to water escape from a shower valve occurred.

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

1. Suggestion Box – the suggestion box will be installed on the third floor near the office of Paris Place's General Manager rather than in the mail room as previously suggested.
2. Language Barrier – the Strata Procedures Committee will discuss solutions at the committee meeting this month.
3. Correspondence, reply delays - the Strata Procedures Committee will discuss the issue at the committee meeting this month.
4. 5th Floor Carpet Deterioration – discussions tabled until funding permits carpet replacement



5. 3rd Floor Courtyard Use, BB-Q etc – it was **MOVED/SECONDED** to allow courtyard use on a trial basis, pending establishment of use guidelines.

MOTION CARRIED

The Strata Procedures Committee will begin guidelines development at the committee meeting this month.

General Manager Vacation

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

7. NEW BUSINESS

Notice of Petition

An owner advised the Strata Corporation of his intention to file a claim against the Strata Corporation. Notice has yet to be officially served to the Strata Corporation.

Owner's Forum

The following items were discussed at the last meeting of the owners:

1. P2 Bike Room Lighting – investigation is pending.
2. Orientation Package – the Strata Procedures Committee will discuss options at the committee meeting this month.
3. Window Cleaning Complaint – Paris Place General Management will coordinate deficiencies correction.

Throwing Items Over Balconies & Noise

Residents are reminded not to throw items over balconies and to be mindful noise levels. Paris Place noise and nuisance bylaws are enclosed with these minutes for reference.

8. CORRESPONDENCE (in camera)

Received:

- Loss Claim
- Window Cleaning Complaint
- Deteriorating Elevator Panels Complaint
- Strata Fee Change
- Chargeback Inquiry
- Renovation Request
- Noise Complaint
- Henderson Cost Sharing

Sent:
Arrears



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

10. ADJOURNMENT

The meeting was adjourned at 8:09 p.m.

11. NEXT COUNCIL MEETING

The next council meeting is scheduled for Thursday, August 29, 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.

