

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS
PLACE, HELD ON THURSDAY, AUGUST 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 Mike Reid Paul Bale
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 6:42 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 July 24, 2013 council meeting minutes previously circulated.

MOTION CARRIED

3. GENERAL MANAGER'S REPORT

The General Manager was not present at the meeting. No report was presented.

**4. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of July, 2013. As at July 31, 2013 the CRF bank account balance was \$193,723.48, loan from CRF to Operating was reduced to \$81,000.00, \$32,713.27 was in the Operating account and accounts receivable were \$97,294.49 (owners in arrears) and \$56,294.23 (Henderson Developments). Thereafter, it was **MOVED/SECOND** to adopt the Financial Statements up to and including July 31, 2013.

MOTION CARRIED

ARREARS

The Strata Manager summarized accounts receivable and advised that collection of delinquent accounts is on-going.



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: the committee has selected four security system vendors to demonstrate to council how their proposed security systems for Paris Place will operate. Security system changeover from Henderson Security will take place once a system has been selected.

HENDERSON COST SHARING COMMITTEE: the committee is continuing to work on setting up a meeting with Henderson to discuss cost sharing.

6. OLD BUSINESS

Strata Procedures Review

There was nothing to report at this time.

Fob Audit

Fob audit will take place once the security system changeover is complete.

Management Contract Review

There was nothing to report at this time.

Elevator Phones

Thyssen advised that work shall continue the week of August 19, 2013.

Depreciation Report

RDH has now begun work on the depreciation report.

Annual Fire and Safety Inspection

Voltech returned to resolve the problem with a constant beep sound in the fire panel.

Business Arising from the Annual General Meeting:

- Security, Concierge or None – nothing to report at this time.
- Elevator Advertisement Screens – nothing to report at this time.
- Elevator Fob Access – the Security Committee reported that elevator fob access will not work with the current system.
- Strata Email Communication List – nothing to report at this time.



Access Control System

See security committee above.

7. NEW BUSINESS

Owners' Forum

1. Suggestion Box – the suggestion box installation is pending. It will be located near the bulletin board on the third floor next to the office of Paris Place's General Manager.
2. Language Barrier – nothing to report at this time.
3. Correspondence, reply delays – nothing to report at this time.
4. 3rd Floor Courtyard Use, BB-Q etc – use guidelines are pending.
5. Enterphone Video Feed Not Functioning – the video feed works with Novus services.
6. Lobby Exhaust Fan – due to lack of available funding discussion was tabled to the next AGM.
7. Elevator Lighting – the General Manager will be asked to investigate lighting options that produce less heat in the summer.
8. Alarm Intercom Not Clear – the General Manager will be asked to instruct security personnel to speak louder/more clearly.
9. Built-in BBQ Gas Line – owners are reminded that alterations must not be carried out without prior written approval of the Strata Council.
10. Strata Fee Increase – the owner concerned about the increase in his strata fee was mistaken. The increase was \$24 not \$100.
11. 2.5 Year Old Bike Lock-up Request – the General Manager will be asked to respond to the owner.
12. Break-ins – options for security will be investigated
13. Volunteer Security Patrol Suggestion – the owner who made the suggestion will be asked to coordinate volunteers.
14. Dual Garage Gate Suggestion – residents are reminded to wait for the gate to close completely before proceeding and kindly asked to wait for the gate to complete its cycle before pressing clicker buttons.
15. Laneway Stop Signs too High – a report will be made to the City. Residents are kindly asked to also report City signage deficiencies to the City of Vancouver (311 line).
16. Composting Suggestion – the owner making the suggestion is kindly asked to write to council to make a formal request.

Notice of Petition

A notice of claim was served to the Strata Corporation by an owner.

Balcony Inspections & Repair

Inspections and repairs are currently underway.

8. CORRESPONDENCE (in camera)

Received:

- Account Inquiry
- Legal



- Henderson, advises fire pump not shared
- Charge Back Dispute
- Request to Use Meeting Room for Yoga
- Insurance Adjuster
- Renovation Request
- Globalive Certificate of Insurance
- CMW Loss Control Inspection
- Inquiry About Status of Security Equipment
- Inquiry About When Minutes Will be Posted
- Insurance Adjuster, acknowledged service of petition
- Petition Documents, served Aug 3
- Request to Meet Council Member
- Henderson, Request for Central Heat Worksheet

Sent:

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

10. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

11. NEXT COUNCIL MEETING

The next council meeting is scheduled for Tuesday, October 8, 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.

