

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

Council in Attendance:	Dennis Diamond Mike Reid David Howard - Treasurer Michael Rawlinson Rod Hayley
Regrets:	Winston Yeung - Resigned Paul Bale - Resigned
Paris Place:	Del Wordofa - General Manager
Managing Agent:	Cindy Anderson, Strata Manager ColyVan Pacific Real Estate Management

1. CALL TO ORDER

The meeting was called 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. GUEST (in camera)

An owner attended the meeting to discuss issues relating to noise from a neighbouring suite. The owner requested that the Strata Corporation take steps to resolve the problem. Council will investigate and determine an appropriate course of action.

3. APPROVAL OF MEETING MINUTES

A meeting was not held October 8, 2013 due to lack of quorum. It was **MOVED/SECONDED** to adopt the August 29, 2013 council meeting minutes previously circulated.

MOTION CARRIED

4. GENERAL MANAGER'S REPORT

The General Manager was not in attendance. However, his report was reviewed and accepted as presented. Business contained in the report is addressed below.

**5. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of September 30, 2013. As at September 30, 2013 the CRF bank account



balance was \$218,361.62 and the operating fund bank balance was \$100,518.11. Accounts receivable were \$63,596.96 (owners in arrears) and \$24,929.94 (Henderson Developments). Loan from CRF to Operating was reduced to \$61,000.00. Thereafter, it was **MOVED/SECOND** to adopt the Financial Statements up to and including September 30, 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.

6. COMMITTEE REPORTS

SECURITY COMMITTEE: there was nothing to report at this time. Council President, Dennis Diamond volunteered to follow up.

HENDERSON COST SHARING COMMITTEE: there was nothing to report at this time. Council Vice President, Mike Reid volunteered to follow up with Kieran Bridge to determine the best course of action at this point.

7. OLD BUSINESS

Strata Procedures Review

Some progress has been made with communications procedures. This includes procedures for bylaw breaches, requests and notifications to residents. The committee is expecting to be ready to present a report and provide recommendations for communications at the next council meeting.

Fob Audit

There was nothing to report at this time.

Management Contract Review

A meeting was held with the General Manager of Colyvan in October to discuss management contract renewal. Council agreed to meet in the absence of the Strata Manager to review proposals obtained from other management companies to compare costs and services to determine an acceptable fee for services from Colvan.

Elevator Phones

The elevator phone upgrade is now complete.



Depreciation Report

There was nothing to report at this time.

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.
- Strata Email Communication List – nothing to report at this time.

Access Control System

See security committee above.

8. NEW BUSINESS

Owners' Forum

An Owner's Forum was not held in October.

1. Language Barrier – nothing to report at this time.
2. Correspondence, reply delays – see strata procedures above.
3. 3rd Floor Courtyard Use, BB-Q etc – use guidelines are pending.
4. Break-ins – options for security are pending investigation

Notice of Petition

There was nothing to report at this time. The matter has not yet been resolved. Council was advised that details of the claim are not to be discussed outside Council.

Balcony Inspections & Repair

A number of deficiencies have been observed and reported. Council was advised by Proactive Building Maintenance that further investigation should be carried out and plans should be made to begin full-scale balcony and roof membrane replacements. Council will discuss this further during AGM preparations.

Owners are reminded that strata lot improvements are the owner's responsibility. This includes tiles installed on balcony decks, whether approved or not.

Council Member Resignations

Council President, Winston Yeung and Council Member, Paul Bale tendered their resignation from Strata Council. Strata Council would like to thank both members for their contribution to Strata Council and wish them well in their future endeavours. Both members will be missed.

It was **MOVED/SECONDED** to appoint Dennis Diamond to Council President and Mike Reid to Council Vice President.

MOTION CARRIED



9. CORRESPONDENCE (in camera)

Received:

- 2 Renovation Request/ Inquiries
- Integral, Depreciation Report Solicitation
- Canada Post Parcel Locker Installation Request
- Complaint, Noise
- Request to Reduce Charge Back
- Landmark Dividend
- Request to Reverse Moving Fees
- Power Outage
- Special Levy Payment
- Filming of Falling Skies
- Concrete Pour Advisory
- Moving Notification

Sent:

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

10. ADJOURNMENT

The meeting was adjourned at 8:57 p.m.

11. NEXT COUNCIL MEETING

The next council meeting is scheduled for Thursday, November 28, 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.

