

**MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA CORPORATION
LMS 1872, PARIS PLACE, HELD AT 6:30 PM ON FRIDAY, FEBRUARY 28, 2014, IN
THE MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

PRESENT 18 Strata Lots in Person
 19 Strata Lots By Proxy
 37 Total Strata Lots represented

SITE MANAGER: Del Wordofa, General Manager

MANAGING AGENT: Cindy Anderson, Strata Manager
 ColyVan Pacific Real Estate Management Services Ltd.

1. CALL TO ORDER

In accordance with Paris Place Bylaws, the meeting was called to order by Council President, **Dennis Diamond** at 7:00 p.m., ½ hour following the time appointed for the meeting. Eligible voters present in person and by proxy constituted quorum.

2. MEETING PROCEDURES

Certification of Proxies and Quorum Report

The attendance register was confirmed at the time of commencement of the meeting. There were 18 eligible voters in attendance and 19 represented by proxy for a total of 37. The Strata Manager advised that all proxies received were certified and in accordance with the Strata Property Act. In accordance with Paris Place Bylaws, eligible voters present in person or by proxy constituted quorum.

The meeting was declared competent to proceed with the business at hand.

Voting Cards & Proof of Notice

It was confirmed at the start of the meeting that each owner entitled to vote received one voting card. It was further confirmed that proper proof of notice for the meeting had been received.

3. ADOPTION OF THE LAST GENERAL MEETING MINUTES

It was **MOVED/SECONDED** to adopt the minutes of the May 23, 2013 Special General Meeting.

Motion Carried
(Unanimous)



4. INSURANCE REPORT

In accordance with the provisions of the Strata Property Act, the Strata Corporation's insurance declaration was included as part of the AGM Notice package. The Strata Corporation's insurance was confirmed to be in good standing. The premium for the period December 1, 2013 to December 1, 2014 is \$83,500.

The Strata Manager gave a brief summary of the Strata Corporation's insurance policy and advised Owners of Strata insurance coverage limitations. Strata lot improvements, contents and interim accommodation, among other things are not covered by the Strata Corporation's insurance.

To prevent uninsured losses, Owners were encouraged to contact their insurance broker to confirm they have adequate personal coverage, including coverage for the Strata Corporation's insurance deductibles. In the event Owners are determined to be responsible for damage caused by water escape or otherwise, Owners may be charged back costs not covered by the Strata Corporation's insurance, including the Strata Corporation's insurance deductible.

The Strata Corporation is insured based on a \$55,685,000 valuation. The deductibles amounts are as follows:

All losses - \$5,000 except:
Water - \$25,000;
Flood - \$25,000;
Sewer backup - \$25,000;
Losses arising from pipe burst - \$25,000;
Earthquake 10% deductible (\$100,000 minimum);

All Owners are encouraged to consult with an insurance expert to interpret the Strata Corporation's insurance policy and determine personal insurance coverage requirements.

Important:

Insurance Deductible - Subject to the Strata Property Act Regulations, the payment of an insurance deductible in respect of a claim on the Strata Corporation's insurance is a common expense to be contributed to by means of strata fees calculated in accordance with section 99(2) or 100(1). Subsection (1) does not limit the capacity of the Strata Corporation to sue an Owner in order to recover the deductible portion of an insurance claim if the Owner is responsible for the loss or damage that gave rise to the claim.



5. STRATA COUNCIL PRESIDENT'S REPORT

The Strata Council President gave a brief report on the business of the previous fiscal year.

Strata Council has been focused on Strata operation procedures, issues relating to cost sharing with Henderson Developments, security access system upgrades, building enclosure investigations, roof condition investigations and various on-going issues.

Council is pleased to report that, thanks to Council Vice President, Mike Reid a draft Strata procedures document has now been produced. It is intended to be a living document, to be used as a procedural guide for Paris Place Councils going forward.

Past Council President, Winston Yeung contributed greatly to initiating work on security systems last year and was instrumental in getting the elevator phones upgraded. For personal reasons he retired from Strata Council in the fall. Council would like to acknowledge his contribution and thank him for the important work he has done for Paris Place.

Council hopes to continue to build on the improvements initiated in 2013, going into 2014 and beyond, and make the annual changes in Strata Councils seamless.

6. OPERATING BUDGET

The Treasurer, Dave Howard gave a brief report on the financial statements included with the AGM Notice package and summarized the proposed 2014 Operating Budget.

The year closed with a healthy surplus, partly due to expenditures that were not carried out and partly due to savings in various expense categories. A portion of that surplus has been carried forward in the proposed 2014 budget to offset the carry forward of planned expenses and proposed new expenses.

Invoices for the security system upgrade are expected to be billed in 2014 and have therefore been carried forward in the proposed 2014 budget. New line items for membrane work, glazing and dryer duct cleaning have also been included in the proposed 2014 budget.

Before the proposed 2014 operating budget was put to vote, Council member, Rod Hayley raised concerns over the process taken in renewing the Strata management contract with ColyVan and advised that for that reason he could not support the proposed budget.



He stated that the contract was voted on, approved and subsequently signed during the November Council meeting with only three of the five Council members present and that Council members were not advised specifically that a vote would be taken on the contract at that meeting.

It was pointed out that the contract was not signed at the November meeting. It was signed following the January 2014 meeting, after a further vote to endorse the contract was taken. In response, it was pointed out that when there was an attempt by at least one Council member absent from the November meeting to discuss the merits of the contract at the January meeting, the Council was advised that the contract had already been voted on and adopted.

Discussions about the events leading to endorsement of the contract, the management fees and the history took place, including questions raised regarding the adequacy of the due diligence concerning obtaining quotes from other management companies.

A further concern was raised about a couple of the line items in the proposed 2014 budget. The budgeted amounts for some items were lower than the 2013 expenditures. It was suggested that adjustments be made to Steam Heat, HVAC, Plumbing and Surplus Carried Forward.

Owners were advised that the Strata Property Act provides that the budget may be amended before a vote is taken on the budget.

Following a discussion, in which it was agreed that approving the budget would not be taken to suggest approval of the ColyVan contract or the procedures by which it had been entered into, it was **MOVED/SECONDED** to amend the proposed 2014 budget by increasing the Surplus Carried Forward by \$38,000, increasing HVAC by \$8,000, increasing Plumbing by \$5,000, and increasing Steam Heat by \$25,000.

Motion Carried
(Unanimous)

Thereafter, it was **MOVED/SECONDED** that the budget be adopted as amended, with the stipulation that approval of the budget does not constitute approval of the Strata management contract.

Motion Carried
(33 In Favour, 0 Opposed, 3 Abstained)



7. 3/4 VOTE RESOLUTIONS

SECTION 128 RESOLUTION TO AMEND BY DELETING/ADDING BYLAWS – STRATA COUNCIL

RESOLUTION
OF
THE OWNERS, STRATA PLAN *LMS1872*

RATIONALE: the number of seats for Council members is determined by the Strata Corporation's By-laws. Paris Place By-laws indicate that there must be seven members of Strata Council. The Strata Property Act Standard set of By-laws indicates that the Council must have at least three and not more than seven members.

The Strata Property Act requires that each Council member must be elected by majority vote at the Annual General Meeting. The general meeting must therefore continue until seven Council members are elected by majority vote. In the event that there are less than seven nominees or volunteers, the meeting must continue until seven nominees or volunteers come forward and are elected by majority vote.

This scenario frequently results in seats being filled with reluctant owners that may not or cannot fully participate or commit to carrying out the business of the Strata Corporation. Business of the Strata Corporation in turn is often stalled due to lack of turnout/quorum at Council meetings.

Given the difficulty in obtaining seven or more nominees or volunteers elected by majority vote by the owners, and the issues surrounding the election of reluctant owners for Council, it is being recommended that Strata Corporation's current By-law be replaced with the Standard By-law as set out in the Strata Property Act.

It is also being recommended that redundant By-law 4(b) be deleted.

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a Strata Corporation may amend its Bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN *LMS 1872* (the "Strata Corporation") that the Bylaws of the Strata Corporation be amended by the deletion of By-law 4 (b) & (c) and the addition of the attached Bylaws as Bylaws of the Strata Corporation.



Delete:

BYLAW 4 **STRATA COUNCIL**

4 (b) A Council shall be elected at the first annual general meeting of the owners called by the owner developer under section 9 (1).

(c) The Council shall consist of seven (7) members, elected at the annual general meeting in accordance with the provisions of the Condominium Act. Should three (3) or more Council members resign during the term, Council shall, within (90) days of the third resignation convene an owners' meeting to elect new members to fill the vacancies.

And add:

BYLAW 4 **STRATA COUNCIL**

(c) The Council must have at least 3 and not more than 7 members.

END RESOLUTION

It was **MOVED/SECONDED** to adopt the resolution as presented.

Motion Defeated
(Unanimously)

8. **ELECTION OF THE STRATA COUNCIL**

The retiring Strata Council members were thanked for their contribution to the Strata Corporation over the past year.

In accordance with the provisions of the Strata Property Act, the acting Council retired and the following Owners were nominated and/or volunteered to serve on Council for the 2014 fiscal year:

Dennis Diamond
David Howard
Michael Rawlinson
Mike Reid

Rita Lum
Daniel Fiss
Rod Hayley
Ernie Ng

The seven nominees and volunteers having the greatest number of votes over 50% of all votes cast by ballot were elected. The following Owners were elected to serve on Council for the 2014 fiscal year:



Minutes of the Annual General Meeting
Strata Plan LMS 1872 – February 28, 2014
Page 7.

Dennis Diamond
Daniel Fiss
Michael Rawlinson
Mike Reid

Rita Lum
Rod Hayley
Ernie Ng

On behalf of the Ownership, Dave Howard was thanked for his contribution as Treasurer in the last fiscal year.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:46 p.m.

A T T E N T I O N

These Minutes are available by visiting the Strata's website at: www.parisplace.ca.

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