

MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON **MONDAY, MARCH 10, 2014 AT 6:30 PM IN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

Council in Attendance: Dennis Diamond - President
Mike Reid - Vice President
Rita Lum - Treasurer
Daniel Fiss - Secretary
Rod Hayley
Ernie Ng

Regrets: Michael Rawlinson

Paris Place: Del Wordofa - General Manager

Guest: None

Managing Agent: Cindy Anderson, Strata Manager
ColyVan Pacific Real Estate Management

1. CALL TO ORDER

The meeting was called to order at **6:37 p.m.** With quorum requirements being met the meeting was declared competent to proceed with the business at hand.

2. ELECT COUNCIL EXECUTIVE

It was **MOVED/SECONDED** to appoint council executives as noted above.

MOTION CARRIED
(Unanimous)

3. APPROVAL OF MEETING MINUTES

It was **MOVED/SECONDED** to adopt the **January 23, 2014** council meeting minutes as previously circulated.

MOTION CARRIED
(3 In Favour, 0 Opposed, 3 Abstained)

4. GENERAL MANAGER'S REPORT

The General Manager presented his report. It was reviewed and accepted as presented. Business arising from the report is addressed below.

5. SAFETY

No safety incidents or safety concerns reported in the past month.

**6. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of **January, 2014**. As at **January 31, 2014** the CRF bank account balance was



\$288,886.73 and the Operating fund bank balance was \$41,938.89. Accounts receivable were \$24,142.37 (owners in arrears) and \$61,193.69 (Henderson Developments). Loan from CRF to Operating was \$0. It was **MOVED/SECOND** to adopt the Financial Statements up to and including **January 31, 2014**.

MOTION CARRIED
(Unanimous)

ARREARS (in camera)

The Strata Manager summarized accounts receivable and advised that collection of delinquent accounts is on-going. Council directed the Strata Manager to continue to register liens and forward accounts to collections where account balances are in arrears over 90 days.

Important!

SPECIAL LEVIES NOT YET PAID ARE NOW OVERDUE.

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.

7. COMMITTEE REPORTS

SECURITY COMMITTEE (Members: Dennis Diamond)

Security access system installation is now complete. Operation training is pending. The security contract with Eureka Security expired at the end of January and is now on month to month.

Due to inappropriate use of the pool facility, it was suggested that pool or security hours be adjusted so that security monitor pool use until closing. Dennis Diamond will investigate possible solutions.

HENDERSON COST SHARING COMMITTEE (Members: Rod Hayley, Ernie Ng)

There was nothing new to report at this time. Council Member, Rod Hayley gave a brief summary of the status of negotiations with Henderson to bring new council members up to speed and advised that he would continue to work on a resolution. Council Member, Ernie Ng volunteered to assist.

8. OLD BUSINESS

Strata Procedures Review

The draft Policies and Procedures document was issued to council members. Discussion was tabled to allow council members an opportunity to review the document.



Fob Audit

Discussion was tabled to the next council meeting.

Elevator Advertisement Screens

Discussion was tabled to the next council meeting.

Depreciation Report

Site review is scheduled for March 19th at 9:00am. Site Manager, Del Wordofa to coordinate consultant access to necessary building areas.

Balcony Inspections & Repair

Discussion was tabled to the next council meeting.

Roof Review

Discussion was tabled to the next council meeting.

Dryer Vent Cleaning

Council directed the General Manager, Del Wordofa to proceed with dryer duct cleaning and carry out an investigation of the missing 30th floor vents at the same time.

Rogers Lease Renewal

Discussion was tabled, pending review of the existing contract.

9. NEW BUSINESS

House Keeping

1. Fire Panel Alarm & Monitoring – the alarm monitoring company recommended that alarm monitoring equipment be replaced. The existing equipment is outdated. It was **MOVED/SECONDED** to replace the equipment as recommended and quoted by Tyco.

MOTION CARRIED

(Unanimous)

2. Fire Pump – Votech reported that the fire pump and jockey pump sensing lines are not to NFPA20 standards and recommended installation of a drain and pressure gauge downstream of the pressure reducing valve. Work as recommended and quoted by Voltech was approved via email and is underway.

RATIFIED

(Unanimous)

3. Garage Gate – a deficient garage gate motor has been replaced.
4. Lobby Lighting – Council Member, Ernie Ng recommended that lobby halogen lighting be replaced with energy saving LED lights. It was **MOVED/SECONDED** to purchase 76 LED lights for Paris Place lobbies and immediately replace the lights in the lobbies. Other corridor lighting will be replaced floor by floor with energy efficient lighting as lights burn out.

MOTION CARRIED



(Unanimous)

Council directed the General Manager to investigate for any applicable rebates.

5. 4th Floor Mechanical Room – bearings were found to be worn, causing a noise disturbance on the 4th floor. The deficiency has been corrected.
6. Hot Water Failure – loss of hot water was due to a Central Heat valve failure. The system was switched to the summer valve pending repair of the winter valve.
7. Loss Claims – a number of leaks occurred causing water damage including a toilet leak on the 14th floor; a drain back-up on the 17th floor; a shower caulking failure on the 3rd floor; and a tile grout failure on the 14th. An owner also reported window failure on the 28th floor.

Owners are encouraged to contact their personal insurers to ensure adequate loss coverage. Strata insurance is limited in coverage; strata lot improvements, rental losses, interim accommodation among other things are not covered by strata insurance. In the event a loss is determined to be the responsibility of the strata lot owner, the owner may be charged back costs not covered by strata insurance – including the strata insurance deductible.

IMPORTANT

Owners are advised to regularly inspect plumbing (including toilets, valves, faucets and drainage), tile work and appliance connections for any signs of deterioration or leaks. Any deficient items should be immediately repaired by a licenced trade or replaced to prevent loss. Losses originating inside strata lots are the owner's responsibility.

10. Break-ins – a number of break-ins have been reported. Common area doors and cars have been damaged and items have been stolen from cars. For security reasons residents are reminded to wait for man and garage doors to close completely before proceeding to prevent unauthorized access into the building.
11. Security Access System – further adjustments will be required for complete separation from Henderson. Four boards remain on Henderson property.
12. Bike Audit – unclaimed bikes have been removed from the bike room and will be held until July 1st. Bikes not claimed by July 1st will be disposed of.

32nd Floor Water Pressure

Discussion was tabled, pending further investigation.



Interior Painting

A proposal received from Wolfgang Painters was presented to Council for consideration. Interior painting is not currently in the 2014 operating budget.

Parkade Height Sign

Discussion was tabled to the next council meeting.

General Manager

The General Manager submitted a description of his duties. Discussion was tabled until council has had an opportunity to review the submission.

10. CORRESPONDENCE (in camera)**Received:**

- Balcony Membrane Inquiry
- Novus Event Request, April 16th and 23rd
- Request Electric Vehicle Charging Station, subsidy
- Renovation Request

Sent:

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

11. ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

12. NEXT COUNCIL MEETING

The next strata council meeting is scheduled for Monday April 14th, 2014.
Future council meetings are scheduled for the third Monday of every month.

Attention

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

