

**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE, HELD ON **MONDAY, JUNE 16, 2014** AT 6:30 PM IN THE 3<sup>RD</sup> FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

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

**Regrets:** None

**Paris Place:** Del Wordofa - General Manager

**Guest:** Reza

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

**1. CALL TO ORDER**

The meeting was called to order at 6:33 p.m. With quorum requirements being met the meeting was declared competent to proceed with the business at hand.

**2. GUEST BUSINESS**

An owner requested that strata council consider waiving a bylaw breach fine for an unauthorized move carried out by his former tenant. The maximum fine that may be levied for a bylaw breach is \$200. It was **MOVED/SECONDED** that the fine be reduced to \$100.

**MOTION CARRIED**

**3. APPROVAL OF MEETING MINUTES**

Adoption of the May 11, 2014 Council Meeting minutes was tabled to the next council meeting.

**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**

Council Treasure, Rita Lum volunteered to follow up with Henderson to effect the installation of "no stopping" signs along the exterior wall in the laneway.

**6. REVIEW FINANCIAL REPORT  
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of April, 2014, pending clarification of a few items. As at April 30, 2014 the CRF



bank account balance was \$ [REDACTED] and the Operating fund bank balance was \$ [REDACTED]. Accounts receivable was \$ [REDACTED] (owners in arrears) and \$ [REDACTED] (Henderson Developments). It was **MOVED/SECONDED** that the Financial Statements up to and including April 30, 2014 pending clarification of a few items.

**MOTION CARRIED**

**ARREARS (in camera)**

The Strata Manager gave a brief report on accounts in arrears. It was brought to Council's attention that Paris Place bylaws have not been applied as specified in the bylaws. According to Paris Bylaws fines and interest are to be levied for strata fees and special levies not paid on their due date. The Strata Manager was directed to charge interest and fines in accordance with Paris Place bylaws commencing July 1, 2014.

**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. Accounts in arrears will be assessed interest and late payment charges. Accounts in arrears over 90 days will be sent to collections at the owner's expense.**

**7. COMMITTEE REPORTS**

SECURITY COMMITTEE (Members: Dennis Diamond)

There was nothing to report.

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

A letter was sent to Henderson to demand payment for replacement security equipment and to suggest a meeting to discuss cost sharing matters. No response has been received. A committee meeting will be set up to review the relationship history and to discuss possible dates for a meeting with Henderson.

**8. OLD BUSINESS**

**Strata Procedures Review**

The committee is expected to have an updated version of the strata procedures document ready for council review for the next council meeting.

**Fob Audit**

The fob audit is scheduled to be carried out in August. Notice will be posted to advise owners and residents of the details. Owners are reminded that unregistered fobs will be deactivated in August.

**Elevator Advertisement Screens**

A report on advertising screen options is pending.

**Depreciation Report**



RDH advised that a number of items need clarification. A follow up site review is required. Arrangements will be made with the General Manager in the coming weeks.

### **Balcony Inspections & Repair**

Discussion was tabled, pending review of the Depreciation Report.

### **Roof Review**

Discussion was tabled, pending review of the Depreciation Report.

### **Dryer Vent Cleaning**

Dryer vent cleaning deficiencies correction is pending. Service Master will make arrangements with the General Manager for a return visit.

### **32<sup>nd</sup> Floor Water Pressure**

The General Manager reported that 8 PRVs would have to be installed in strata lots to resolve the problem with water pressure. It was his opinion that it would not be feasible to install the PRVs in suites. He advised that he would continue to monitor the problem. Council directed the General Manager to follow up with Hallmark/ Ainsworth to seek recommendations for alternative solutions and obtain quotes.

### **Keefer Steps**

There was nothing to report at this time.

### **General Manager**

The General Manager's job description was not discussed due to time constraints.

## **House Keeping**

1. Fire Panel Alarm & Monitoring – replacement of the shared equipment is now complete. Monitoring will be carried out by Vanco using a phone line set up and owned by Henderson.
2. Annual Fire & Safety Inspection – completed May 30<sup>th</sup>. Deficiencies correction is pending.
3. Odour from Commercial – the owner asked to monitor the problem provided a summary of occurrences. The source of the problem could not be determined with the data provided as there was no clear distinction between occurrences and the owner's absence from the building. The owner will be asked to make the distinction and continue monitoring.
4. Pigeons – pigeon prevention measures were effective at addressing the concerns raised by a resident who attended the May council meeting. The General Manager was asked to investigate options for a phased approach to resolving the problem building-wide and provide Council with a summary of options.
5. Motorcycle Parking – 5 motorcycling parking stalls have been created and will be rented for \$20 per month.
6. Window Cleaning – is currently underway.
7. Generator Maintenance – pending



8. Inner Glazing Unit Replacements – it was reported that 42 window seals have failed. It was **MOVED/SECONED** that the inner glazing units be replaced as quoted.

**MOTION CARRIED**

**Building Envelope Report**

Discussion was tabled, pending review of the Depreciation Report.

**Reserve Fund Study**

There was nothing to report at this time.

**Electric Car Power Receptacles**

Council President, Dennis Diamond volunteered to meet with the owner to discuss the matter.

**9. NEW BUSINESS**

**Legal Action Filed by the Strata Insurance**

The strata insurer has registered a claim on behalf of the Strata Corporation to recover costs not covered by insurance for a loss that occurred in 2012 due to pipe burst.

**General Manger Holidays**

Owners are reminded that the Paris Place General Manager will be on holidays from June 23<sup>rd</sup> to July 21<sup>st</sup>.

**10. CORRESPONDENCE (in camera)**

**Received:**

- Bike Audit, unclaimed bikes
- VCH Pool Inspection Report
- VCH Whirlpool Inspection Report
- Request, accounts
- Unauthorized Move, request for hearing
- Globalive, lease renewal

**Sent:**

- Unauthorized Move, bylaw breach notification
- Unauthorized Move, notice of fine
- Arrears Notices
- Demand Letter
- Chargebacks

**11. ADJOURNMENT**

The meeting was adjourned at 8:32 p.m.

**12. NEXT COUNCIL MEETING**

The next strata council meeting is tentatively scheduled for Monday, August 18, 2014. Future council meetings are scheduled for the third Monday of every month.



**Attention**

A redacted version of these minutes is available by visiting the Strata's website at: [www.parisplace.ca](http://www.parisplace.ca).



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