



**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON **MONDAY, AUGUST 18, 2014** AT 6:30 PM
IN THE 3RD FLOOR MEETING ROOM,
183 KEEFER PLACE, VANCOUVER, BC**

Council in Attendance:	Rita Lum	- Treasurer
	Daniel Fiss	- Secretary
	Ernie Ng	
	Michael Rawlinson	
Regrets:	Dennis Diamond	- President
	Mike Reid	- Vice President
	Rod Hayley	
Paris Place:	Del Wordofa	- General Manager
Guest:	Miguel Eagles	
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. GUEST BUSINESS

An owner attended the council meeting to request compensation for a bike stolen from one of the bike storage lockers and also request that council review the issue of bike storage security. The owner stored the bike in the storage locker in accordance with the strata bylaws and the bike was subsequently stolen.

The owner was advised that personal items are not covered under the strata corporation's insurance policy. Owners must ensure that they have adequate personal insurance coverage to avoid out-of-pocket costs for any losses, including theft. The owner was then excused from the meeting.

Although the council empathizes with the owner, the strata corporation cannot take responsibility for personal property. It is not in the best interest of the strata corporation to do so. It was **MOVED/SECONDED** that the request for compensation be denied.

MOTION CARRIED





It was suggested that the locks be changed on the bike locker rooms; that owners register all bikes stored in the storage locker; and that the \$10 key deposit be increased to ensure that keys are returned when residents move out. An investigation into increased security will be undertaken to identify possible security solutions. The council recognized that tracking dirt indoors through the corridors is a major reason why the bike storage bylaw exists and it was suggested that alternative solutions (such as bike bags) be investigated and proposed at the AGM when other bylaw changes are proposed.

3. APPROVAL OF MEETING MINUTES

It was **MOVED/SECONDED** that the May 11, 2014 and June 16, 2014 Council Meeting minutes be adopted.

MOTION CARRIED

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

The meeting with Henderson to effect the installation of "no stopping" signs along the exterior wall in the laneway is pending.

**6. REVIEW FINANCIAL REPORT
FINANCIAL STATEMENTS**

The Treasurer recommended adoption of the Financial Statements up to the end of June, 2014. As at June 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 June 30, 2014 be adopted.

MOTION CARRIED

ARREARS (in camera)

The Strata Manager gave a brief report on accounts in arrears. In accordance with Paris Place bylaws interest and fines have been levied on accounts in arrears as discussed at the previous council meeting.

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)

Council Member, Ernie Ng volunteered to follow up on security matters, prepare a brief summary and make recommendations.

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

The committee meeting to review the relationship history and to discuss possible dates for a meeting with Henderson is pending. Council Member, Daniel Fiss volunteered to join the committee to provide further assistance in moving things forward.

8. OLD BUSINESS

Strata Procedures Review

A presentation of the updated strata procedures was postponed as Vice President Michael Reid was unable to attend the meeting. .

Fob Audit

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

Depreciation Report

A draft report has been received from the engineering consultant RDH. It was **MOVED/SECONDED** that Council meet with RDH to review the document before the final document is released to owners.

MOTION CARRIED

The strata manager was directed not to release the depreciation report with Form Bs until it is finalized by RDH.

Balcony Inspections & Repair

Discussion was tabled, pending review of the Depreciation Report.

Roof Review

Discussion was tabled, pending review of the Depreciation Report.

32nd Floor Water Pressure

The General Manager's recommendations for alternative solutions and quotes are pending.

Keefer Steps

There was nothing to report at this time.

General Manager

The General Manager's job description was not discussed.





House Keeping

1. Annual Fire & Safety Inspection – deficiencies correction is now complete.
2. Odour from Commercial – there was nothing to report.
3. Pigeons – the General Manager’s report on options for a phased approach to resolving the pigeon problem building-wide is pending.
4. Window Cleaning – is now complete.
5. Generator Maintenance – a back-up generator was required while work was being carried out on the generator. It was determined that the water pump had failed. Annual maintenance was performed following pump replacement.
6. Insurance Loss Control Survey – the strata insurer performed a loss control survey and identified one deficiency. A first aid kit will be installed in the pool area as indicated in the report.
7. Security – it has been reported that vagrants and drug users have been found trespassing within the building. Residents are reminded to ensure that doors are closed and secure when coming and going.
8. Missing Fob – it was determined that a missing fob was being used to gain access to the parkade and break into motor vehicles. The fob has now been deactivated.

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

There was nothing to report at this time.

Legal Action Filed by the Strata Insurance

There was nothing new to report on the claim registered by the strata insurer on behalf of the Strata Corporation to recover costs not covered by insurance for a loss that occurred in 2012 due to pipe burst.

9. NEW BUSINESS

Loss Claims

Three losses occurred due to water escape: a pipe leak during suite renovations; a shower overspray; and a domestic hot water recirculation line leak.

Owners are reminded that strata insurance is limited in coverage. Contents, strata lot improvements, interim accommodation and rental losses, among other things are not covered by strata insurance and are the responsibility of the strata lot owner.

In the event an owner is responsible for loss the owner may be held responsible for costs not covered by strata insurance, including the strata insurance deductible. Owners are therefore advised to ensure that they have adequate personal insurance coverage to prevent any un-insured losses.





Fire Panel

The 7th & 8th floor fire panel in the low rise was replaced due to failure. Fire watch was required while awaiting replacement parts.

Roger's Lease Extension

Discussion was tabled to the next meeting.

Work Safe BC

Council was advised of Work Safe BC WHMIS training requirements and bullying and harassment protocols for employees.

Insurance

CMW recommended in its mid-year review that owners be responsible for their own strata lot repairs when losses are below the strata insurance deductible. Discussion was tabled to the next council meeting.

10. CORRESPONDENCE (in camera)

Received:

- Request to Attend Meeting
- 2 Chargeback Disputes
- 4 Renovation Requests
- Landmark, lease purchase offer
- Hytec, water treatment system upgrade
- City of Vancouver, notice of fire alarm system violation
- Insurance Loss Control Survey
- Claims Pro, request for report
- AR, request to pay by instalments
- Request for Compensation, stolen bike
- CMW Mid Year Review, losses below the deductible

Sent:

- 2 Renovation Approvals
- 1 Chargeback Dispute
- 1 Welcome Letter
- Notifications, bylaw breach, losses
- Arrears Notices
- 2 Demand Letters
- 1 Chargeback

11. ADJOURNMENT

The meeting was adjournment at 9:08 p.m.

12. NEXT COUNCIL MEETING

The next strata council meeting is tentatively scheduled for Monday, September 15, 2014. Future council meetings are scheduled for the third Monday of every month.





**PARIS PLACE - LMS 1872
Meeting Minutes - August 18, 2014**

Attention

A redacted version of these minutes is available by visiting the Strata's website at: www.parisplace.ca.

