



**MINUTES OF THE COUNCIL MEETING FOR STRATA PLAN LMS 1872 – PARIS PLACE,
HELD ON **MONDAY, NOVEMBER 17, 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
Ernie Ng
Michael Rawlinson

Regrets: Rod Hayley

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 6:36 p.m. With quorum requirements being met the meeting was declared competent to proceed with the business at hand.

2. GUEST BUSINESS (in camera)

An owner attended the meeting to discuss matters relating to charges on account and request that the charges be reversed. The charges relate to three separate incidents of water escape; one in 2012 and two in 2014. After discussion, council confirmed to uphold their previous decision that the water escape in 2012 is the responsibility of the owner. The events in 2014 to be reversed.

After thorough review of the materials and reports it was confirmed that the source of the water escape in 2012 is the responsibility of the strata lot owner. It was **MOVED/SECONDED** that the charges relating to the investigation of the dryer vent and drain backflow be reversed and that charges for the loss that occurred in 2012 remain on the owner's account.

MOTION CARRIED

A letter will be sent to advise the owner of council's decision.

3. APPROVAL OF MEETING MINUTES

Due to lack of quorum the meeting scheduled to be held October 20, 2014 was cancelled. Adoption of the September, 2014 council meeting minutes was tabled.

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**

There was nothing to report.

6. **REVIEW FINANCIAL REPORT**

Financial Statements

Adoption of the Financial Statements up to the end of September, 2014 was tabled at this meeting and later recommended by the Treasurer by email and confirmed by email. As at September 30, 2014 the CRF bank account balance was \$308,213 and the Operating Fund bank balance was \$63,271. Accounts receivable was \$40,965 (owners in arrears) and \$60,021 (Henderson Developments).

Arrears (in camera)

The Strata Manager gave a brief report on accounts in arrears. Collections efforts are ongoing.

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 directed the strata manager to send a termination notice to Eureka Security before the end of November 2014 and endorse the revised Watchtower Security contract on behalf of the strata corporation as agent for the strata corporation. Watchtower Security will assume security service duties on in January. Security contact details will be posted in the mailrooms and elevators.

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

There was nothing to report.

8. **OLD BUSINESS**

Strata Procedures Review

There was nothing to report.

Depreciation Report

Council will provide preventative maintenance details to RDH by the end of November for financial analyses. A copy of the completed depreciation report is expected to be presented at the Annual General Meeting in early March.





Exterior Membranes & Sealants

Condition assessment proposals were presented to council. It was **MOVED/SECONDED** that a targeted condition assessment be carried out as proposed by RDH.

MOTION CARRIED

Keefer Steps

Discussion was tabled.

House Keeping

1. Bike Lockers – security has been augmented
2. Work Safe Training – completed
3. 32nd Floor Water Pressure – recommendations and quote pending
4. Fob Audit – completed with 90% of owners validating required fobs
5. Odour from Commercial – there was nothing to report
6. Pigeon Deterrent – options report pending
7. Generator Maintenance – a credit was issued to correct an invoice error
8. Security Cameras – a quote was received

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 leaky washing machine door and faucets.

Rogers Lease Extension

Rogers was asked to provide a proposal for lease extension. The proposal is pending.

Owner Communications Portal (powered by Bazinga)

It was **MOVED/SECONDED** that the invitations to the Paris Place community portal be sent to owners in February.

MOTION CARRIED

Information about the community portal will be sent with the Notice of AGM package. Owners wishing to join the Paris Place community portal are kindly asked to complete and return to Colyvan a change of address form if an email address has not already been provided to Colyvan.

Meeting minutes and other strata related documents will be made available on Bazinga. Owners who have signed up will also receive up-to-date notices and building alerts via email.

9. **NEW BUSINESS**
Loss Claims

Two incidents of water escape were reported, one relating to a laundry drain and another related to an unidentified source.





Owners are reminded of their responsibility to repair and maintain their strata lots. Faucets, pipes, connective hoses and appliances should be regularly inspected for any signs of deterioration or failure. Faucets, pipes, connective hoses or appliances should be immediately repaired or replaced if any signs of deterioration are observed.

Unscheduled Move

It was reported that a resident carried out an unscheduled move. In accordance with strata corporation bylaws, owners are required to schedule moves with the general manager. It was **MOVED/SECONDED** that the owner be fined \$200 for bylaw breach.

MOTION CARRIED

Water Treatment

A renewal proposal was received from Hytec. Council directed the general manager to obtain another quote.

Interior Painting

A quote for interior painting was presented to council for budgeting consideration.

Bylaws

Council was advised that it should consider updating the Paris Place bylaws. Legal will be asked to provide a proposal for redrafting the bylaws.

AGM & Budget

A draft budget was presented to the President and Treasurer. Budget planning was tabled, pending further discussions with RDH. It was **MOVED/SECONDED** that the Annual General Meeting be held on March 2, 2015, subject to the audit performed.

MOTION CARRIED

RDH will be asked to attend the Annual General Meeting to present the depreciation report to owners at the beginning of the meeting.

Christmas Party

Due to lack of interest, a Christmas party will not be held this year.

General Manager Vacation

It was **MOVED/SECONDED** that the general manager's request for vacation from December 15, 2014 to January 1, 2015 be approved.

MOTION CARRIED

Insurance Renewal

It was **MOVED/SECONDED** that insurance be renewed as proposed by CMW.

MOTION CARRIED

Hydro Meter Extender

It was **MOVED/SECONDED** that BC Hydro be granted approval to install meter extenders as requested.

MOTION CARRIED





10. CORRESPONDENCE (in camera)

Received:

- Hytec, water treatment report & recommendation
- Legal, bylaw review recommendation
- Complaint, car towed
- CMW Insurance Renewal Proposal
- Report, window glazing failure
- 2 Complaints, noise
- Wolfgang Painters, proposal
- Account Inquiry
- Warranty Inquiry, lighting deficiency
- 5 Renovation Requests
- Response to Complaint
- Report, no hot water
- Inquiry, insurance
- Inquiry, Form B
- Landmark Dividend, lease purchase inquiry
- Response to Chargeback Dispute Decision
- Report, elevator deficiency/ banging noise
- BC hydro, meter extenders
- BC Hydro, billing changes
- Canada Post, post box installation in the tower lobby

Sent:

- Renovation Approvals
- Welcome Letters
- Notifications, Bylaw Breach, Losses
- Arrears Notices
- Demand Letters
- Chargeback

11. ADJOURNMENT

The meeting was adjournment at 9:07 p.m.

12. NEXT COUNCIL MEETING

The next Strata Council meeting is tentatively scheduled for Monday, December 15, 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.

