

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4383
THE MONDRIAN**

Held on Tuesday, August 23, 2005 at 5:30 pm
Within Penthouse #2,
989 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Jack Wolman Ross Allen David Rowan	President Vice-President Treasurer
REGRETS:	Craig Sinclair	
GUEST IN ATTENDANCE:	Jack Warwick	Resident Manager
SENIOR PROPERTY MANAGER:	Kevin D. Green	Crosby Property Management Ltd.

The meeting was called to order by the Strata Council President, Mr. Jack Wolman at 5:31 pm.

GUEST BUSINESS

There was no Guest Business.

CARETAKER BUSINESS

The Resident Manager, Mr. Jack Warwick, then appeared before the Strata Council upon request and provided a detailed verbal and written report. The Strata Council were then referred to Mr. Warwick's written report as contained within the agenda and as previously provided.

A brief discussion then ensued with reference being made to sprinkler line repairs, Resident Manager training, interior and exterior painting and minor repairs.

After a brief review the Strata Council discussed a few minor issues with Mr. Warwick who then thanked the Strata Council and respectively left the Meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 19, 2005, as previously distributed. MOTION CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the months up to and including July 31, 2005, as previously distributed.

The Treasurer, Mr. David Rowan, then advised that he had reviewed the financial statements in detail and agreed that all was in order. Mr. Rowan further noted that he was querying a few specific invoices which were being attended to and answered by the Property Manager and would be addressed in the immediate future.

It was also noted that the maintenance work order form program was continuing to work very well.

After further review, it was moved/seconded to adopt the financial statements for the month up to and including July 31, 2005, as previously distributed. MOTION CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Action List

The Property Manager and the Strata Council then reviewed in detail the most recent and updated action list.

All items on the action list were reviewed; updated and specific attention was paid to interior painting and minor repair items.

The Strata Council then entered into a lengthy discussion regarding the recent interior painting project being completed by Ed Vinneau, the Resident Manager from The Savoy, the building located across the street,. It was noted that the service and job itself supplied to the Strata Corporation was not up to the standards expected, and helpers had been hired by Ed which was not part of the contract and was not approved by the Strata Council in advance. After further review, it was agreed that the Strata Council would meet with Ed Vinneau to discuss his invoice and discuss several minor touch-up areas, and additional painting required pursuant to the contract.

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2. Recreation Equipment Repairs

The Property Manager then referred the Strata Council to correspondence contained within the agenda from Pumphouse Fitness regarding repairs to the exercise bike and some other minor recreational repair items. After further review, it was agreed to proceed with the recommendations from Pumphouse, and have the exercise bike attended to as soon as possible. It was also noted that this would be an estimated cost off \$1100.00 to the Strata Corporation.

CORRESPONDENCE

The Strata Council then reviewed one item of correspondence received to the date of the Meeting, with respect to fining and garbage clean up.

In review of the item of correspondence, the Property Manager was then directed to send additional correspondence to the unit in question.

NEW BUSINESS

A) Computer Purchase

With respect to this item, it was agreed that no further action was required at this time as a new keyboard; monitor and computer had been arranged via the Strata Council and via the Resident Manager at no cost to the Strata Corporation.

B) Annual General Meeting

The Property Manager then briefly discussed the upcoming Annual General Meeting with the Strata Council, and advised accordingly with respect to the Operating Budget for the fiscal year and further resolutions and other items for the Annual General Meeting itself.

C) September Council Meeting

A brief discussion then ensued regarding the possibility of changing the date for the September Council Meeting, and possibly the Budget Meeting to be held in early October. The Property Manager noted that he would report back to the Strata Council with respect to this matter.

D) Council Officers

After a brief discussion regarding Council Officers, the following changes were noted to the current Officer configuration of the Strata Council effective immediately:

Ross Allen Council President
Craig Sinclair Vice President

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There being no further business, it was moved/seconded to adjourn the Meeting at 6:31 pm.

Kevin D. Green
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.