

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

Held on Monday, May 1, 2006 at 5:30 pm
Within Penthouse #2,
989 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Ross Allen Shelley Prince David Rowan Dennis Kelli Craig Sinclair	President Vice-President Treasurer
GUEST:	Conrad Ambida	Resident Manager
SENIOR PROPERTY MANAGER:	Kevin D. Green	Crosby Property Management Ltd.

The meeting was called to order by the Strata Council President. Mr. Ross Allen at 5:29pm.

GUEST BUSINESS

There was no guest business.

CARETAKER BUSINESS

The Resident Manager, Mr. Conrad Ambida, then appeared before the Strata Council upon request, to discuss several issues with respect to staffing, his current contract and recent correspondence which had been received regarding items and areas to be attended to within the building.

The Property Manager then referenced the written Resident Manager's report, as prepared by Conrad, which had been forwarded to the Strata Council and in turn the Strata Council reviewed each item on the report and questioned Conrad on a few specific issues.

Conrad then further addressed the Strata Council and noted a significant amount of additional hours were being put in over and above his contract and possibly some part time help was required.

The Strata Council further discussed this matter in detail and noted that they would work with Conrad in trying to adjust his duties in some way possible to reduce his workload and allow him to service the Strata Corporation more effectively.

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At the end of additional discussion, Conrad then thanked the Strata Council and respectively left the Meeting.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Council Meeting held March 20, 2006 as previously circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the months up to and including March 31, 2006 as previously distributed.

The Treasurer, Mr. Dave Rowan, then noted that he had reviewed the financial statements in detail, queried the Property Manager on a few minor general ledger expenditure items and paid invoices and at this time had found no errors or concerns and recommended approval.

There being no additional discussion, it was moved/seconded to adopt the financial statements for the months up to and including March 31, 2006 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

A) Action List

The Strata Council, along with the Property Manager, then reviewed, on an item by item basis, the most current action list as contained within the agenda. The items in progress, closed and requiring further review were discussed and it was agreed that no additional action was required at this time by way of either the Property Manager or the Strata Council that was not already in progress.

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B) Dryer Vent Cleaning

The Property Manager then referred the Strata Council to a quotation contained within the agenda with respect to the previously approved dryer vent cleaning. With respect to the Strata Corporation's Operating Budget and in discussion with the Strata Council previously, it was agreed that one tower within the Strata Corporation would have their dryer vents cleaned each and every year to try to save costs and to spread out the funding, which was close to \$15,000.00 annually to clean the inside and outside of the dryer vents for both towers.

It was also noted that the Strata Corporation had only budgeted \$5,000.00 to clean one of the towers in the current fiscal year and have the vents cleaned from the inside only. The Property Manager did note however that many owners had been calling in both buildings with problems regarding dryer vents, condensation and plugged dryer vent grills. Unfortunately it was then decided that the excessive use of dryers within the Strata Corporation, configuration of the dryer vents and a few other factors were quite substantial and it would have to be budgeted for each and every year to have the dryer vents cleaned in both towers.

After further discussion on this matter and paying specific attention to price and available funds in the operating budget, it was agreed that for the current fiscal year the inside of the dryer vents for both buildings would be cleaned, totalling approximately \$10,000.00 and in future budgeting years, the inside and outside of both dryer vents would be budgeted for and cleaned each and every year at an estimated cost of approximately \$15,000.00.

C) Creative Door

The Property Manager then referred the Strata Council to correspondence contained within the agenda confirming that Creative Door, as discussed and approved, had commenced their garage gate preventative maintenance program. After a brief review and discussion, it was agreed that all was in order.

D) Entrance Signs

The Property Manager then referred the Strata Council to a quotation which had been brought forward from previous Council Meetings with respect to replacement of the entry signs at both buildings along Richards Street.

Paying specific attention to price, the current fiscal year and funds available in the operating budget, it was agreed to table this item for discussion at a later date.

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NEW BUSINESS

A) Carpet Cleaning

The Property Manager then referred the Strata Council to a quotation contained within the agenda from Mayfair Building Services for carpet cleaning within both buildings for a contracted price of \$1,470.00 exclusive of GST.

It was noted that this price was the same which had been quoted in the previous year by Mayfair, who completed the job last year and received glowing reports from the owners and this project had been budgeted for. After further review it was agreed to proceed with the carpet cleaning as soon as possible.

B) Window Cleaning

The Property Manager further noted that in the next month or so it would be the appropriate time of year to have all external windows cleaned. It was also noted that budgeting for this expenditure was contained within the Strata Corporation's operating budget and as the rainy season was coming to an end it may be appropriate to complete this project earlier rather than later. It was agreed to proceed with the window cleaning via Champion Property Services who contracted with the building in previous years, but to ensure this was done after the dryer vent cleaning was completed.

C) Exterior Hose Bibs

With respect to the past rules regarding the use of the exterior hose bibs and past problems which had been experienced regarding the freezing of the hose bibs, it was agreed that there would now be no chance in the future of below freezing temperatures and it is now ok for any and all owners to use their exterior hose bibs and the small protective devices may be cut off at the owners discretion.

Residents are advised that the exterior hose bibs will be closed off again come the fall and any threat of freezing temperatures.

D) General Maintenance

Many items of a general maintenance nature were then brought to the attention of the Property Manager and discussed within the Strata Council. It was unanimously agreed that as done in the past, the Maintenance Committee would walk around both buildings, take photographs and compile a list of general maintenance, beautification and improvement items, forward them to the Property Manager and have them quoted upon and attended to, pending the available funding. If funding was not available it was the intention of the Strata Council to present this by way of either an increase in the Operating Budget at the upcoming Annual General Meeting and/or as a 3/4 vote Resolution at the Annual General Meeting for voting upon by the ownership.

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There being no further business, the meeting was adjourned at 6:51 pm. The next meeting will be held on Monday, June 12, 2006 at 5:30 pm.

Kevin D. Green
Senior Property Manager
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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.