

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS, STRATA CORPORATION
LMS 4383, THE MONDRIAN PHASE I, HELD ON TUESDAY, APRIL 22ND, 2003 WITHIN THE
LOUNGE at 989 RICHARDS STREET, VANCOUVER, B.C.**

COUNCIL IN ATTENDANCE: Gillian McKenzie - President
Ed Fontana - Finance Officer
Dennis Kelli
Tracey Kulchyski
Stephen Elliott

PROPERTY MANAGER: Joan Bird ColyVan Pacific

The meeting was called to order at 5:30 p.m.

GUEST BUSINESS

Council President, Gillian McKenzie introduced Bruno Foti, owner of #3003 in Mondrian 2 who expressed interest in joining the Strata Council. Currently, there is a vacancy on the Council due the resignation of Council Member, Paul Butler, who sold his unit and moved. Bruno informed Council that he has previous experience in being on Council as he was on Council for several years in his previous Condo. Following discussion, it was Moved by Ed Fontana, Seconded by Stephen Elliott to approve the appointment of Bruno Foti to join Council for the remainder of the fiscal year. **CARRIED**

ADMINISTRATOR'S REPORT

Eddy Jalbert and Irene attended the meeting and presented a 5 page report detailing a list of items completed and in progress for the month of March and part of April. Eddy informed Council that during the rash of break and enters in March, one of his workers who was patrolling the grounds and underground parking during a temporary security watch, found two persons loitering in the P2 parking at M2 and contacted the Police immediately. During the temporary security patrol over the 10 day period, there were no signs of persons attempting to break into the building. Eddy informed the Council that he has been performing periodic walkabouts at different hours of the evening and early mornings and reporting any suspicious activity in the area of the Mondrian to the Police.

Irene is continuing to update residents Key Fob's and Garage Gate Transmitters as well as updating residents information on the enterphone panel as well as dealing with the day to day activities in the building.

Eddy informed Council that over the next 8 – 12 weeks he will be implementing his quarterly cleaning procedures of the common areas of the building as per the duties outlined in the contract. The quarterly procedures are part of the duties aside from the day to day, weekly and monthly duties.

Garbage/Cardboard Recycling

Residents are requested to PLEASE take the time to recycle properly and to dispose of your household garbage in a proper manner. Double bag your garbage prior to disposing of it in the bins. It is not the Janitor's job to clean-up the excess garbage and cardboard left behind by residents who do not take the time to recycle properly. It has also been observed there are residents who are allowing "street people" into the recycle room to take away recycle items. If you are one of these people, please STAY with the person until they are finished. **DO NOT LEAVE ANY "STREET PEOPLE" IN THE GARBAGE ROOM UNATTENDED AT ANYTIME AS YOU WILL BE BREACHING THE BUILDING'S SECURITY!**

Remote Transmitters/Key Fobs

A reminder to all residents to **PLEASE, DO NOT LEAVE YOUR GARAGE REMOTE OR YOUR KEY FOB** in your vehicle at anytime. If you have lost or have had your key fob or remote transmitter stolen, please report this to the Administrator @ 604-669-1879 immediately or report to the Property Manager at Colyvan Pacific @604-683-8399 ext.246. Please leave your name and phone number where you can be reached.

If you have not reported your Key Fob number or Garage Gate Remote number to Irene, please do so as soon as possible for security reasons.

APPROVAL OF COUNCIL MINUTES OF FEBRUARY 11TH, 2003

Please note the following amendment to the minutes of February 11th, 2003 re; paragraph referring to Report of Insurance Claim – Insuite Water Leak:

The information reported in the minutes referring to the water damage in an owners suite as a result of leaving their washing machine on and unattended was incorrect. The owner informed Council that the washer did malfunction due to an defective filler switch and that this particular make and model of washing machine, (Whirlpool) has malfunctioned in another new strata building in the past six months. The owner's insurance adjuster is dealing with Whirlpool Canada on this matter to cover the costs of his personal claim and the strata's insurance is also dealing with Whirlpool Canada's insurance to recover any costs as a result of the water damage to the owners unit as well as the unit below that was affected. Council would like to thank the owner of the unit affected for providing the correct information regarding this matter.

It was **MOVED/SECONDED** to approve the February 11th, 2003 minutes as amended.

CARRIED

FINANCIAL REPORT

Approval of the Financial Statements for March was deferred as the Finance Officer had not received the financial package for March prior to the council meeting.

Arrears Report

The Property Manager reported that there are still several owners who have not paid the operating budget shortfall. Fines are now being assessed against those owners strata lots and will continue to be fined every month they remain in arrears. Notification of lien letters have been sent to those owners who are in arrears of 3 months or more of their strata fees owing as well as those who have not paid the budget shortfall owing. All costs for placing a lien against an owners strata lot will be assessed the costs for placing the lien and will become part of the amount owing. Any legal costs for collecting outstanding strata fees owing will be the responsibility of the owner in arrears to pay.

If you are recently a new owner in the Mondrian and you have not received your Welcome Package from Colyvan, please contact Lisa Kaisers in our office at ext.224.

If you have any questions regarding your strata fee payments or your account balance, please contact Susan Marvel in our office at ext.237.

Please be reminded that if you are planning on paying your strata fees by automatic debit, you must have your void cheque and signed Pre-authorized form into Colyvan's office no later than the 15th of the month to take affect the following month. DO NOT LEAVE THIS FORM WITH THE ADMINISTRATOR IN THE MONDRIAN OFFICE AS MAIL IS NOT PICKED UP FROM THE MONDRIAN OFFICE ON A DAILY BASIS. PLEASE MAIL OR DROP OFF AT COLYVAN'S OFFICE. THANK YOU FOR YOUR ATTENTION IN THIS MATTER.

BUSINESS ARISING

Security/Block Watch Discussion

Dennis informed the Council he is in the process of arranging a meeting with the Constable in charge of the Block Watch programme and the Block Watch Committee volunteers and Eddy from Dutch Maintenance. Once this meeting has taken place and they have gathered all pertinent information regarding Block Watch, an information meeting will be held for all residents of the Mondrian who wish to attend.

Garage Gate Repairs

The Property Manager is preparing a list of the repairs undertaken to the garage gates over the past year and will be forwarding the information to an independent garage gate technician who will then inspect both gates and provide an independent opinion on the current status of the condition of the gates and their operations and if there are any steps that can be taken to improve the operations of the gates. The Property Manager was informed by the technician that with a building the size of the Mondrian and with the amount of times the garage gates are opening and closing on a daily basis, there is going to be excessive wear and tear on the gates and this will contribute to the gates breaking down from time to time.

To assist in preventing the gates from breaking down, Residents are requested to **PLEASE DO NOT ATTEMPT TO OPEN THE GATE WHEN IT IS IN MID-STREAM. WHAT THIS MEANS IS, WHEN THE GATE IS COMING DOWN AFTER A VEHICLE HAS EXITED OR ENTERED THE BUILDING, WAIT FOR THE GATE TO CLOSE COMPLETELY BEFORE ATTEMPTING TO OPEN THE GATE WHEN IT IS HALF OPEN OR HALF CLOSED.** By following these instructions, it will help to prevent the gates from jamming.

Elevator Floor – Mondrian 1

Samples are currently being reviewed for replacing the floor tiles in Mondrian 1 elevator.

In-Suite Deficiencies – Reminder

Owners are reminded to submit any outstanding in-suite deficiencies in writing to the developer to be followed up on. You are also reminded to forward a copy of any outstanding deficiencies to the Warranty Provider as per the documents you received when you purchased. It is important that owners read the Warranty documents and follow-up on these directly with the Developer before the expiry date.

Security Reminder

All residents are reminded to **WAIT FOR THE GARAGE GATE TO CLOSE COMPLETELY BEHIND YOU AFTER ENTERING AND EXITING THE PARKADE.**

DO NOT ALLOW ANYONE TO FOLLOW YOU INTO THE PARKADE. INSIST THEY USE THEIR GARAGE REMOTE TO OPEN THE GATE.

DO NOT ALLOW ANYONE TO FOLLOW IN BEHIND YOU AT THE FRONT AND REAR ENTRANCE DOORS TO THE BUILDING. YOU HAVE EVERY RIGHT TO INSIST THEY USE THEIR KEY FOB TO ENTER THE BUILDING. DO NOT “BUZZ” ANYONE INTO THE BUILDING UNLESS YOU ARE EXPECTING A VISITOR OR A PERSONAL DELIVERY.

These are just some of the ways you can help to ensure that you are doing your part as a resident of The Mondrian when it comes to security.

Residents are instructed to please call the Police immediately should you be “harassed” or threatened in anyway by residents when trying to assist with the security of the building.

Council would like to thank the residents who do wait for the gate to close completely after exiting and entering the building. Council is considering implementing fines against those owners strata lot who do not wait for the gate to close or against those who allow others to tailgate you into the building by way of the front or rear entrances. A reminder that you are on “video” surveillance and your fob and remote is recorded everytime you use it to access the building.

Form K's and Emergency Information - Reminder

All non-resident owners who are currently renting or leasing their unit, you are reminded to forward a copy of the required Form K with the names and phone numbers of your tenants. If you do not have a Form K, please contact Lisa Kaisers at (604)683-8399 ext.224 and she will either mail or fax you this Form. You are required to keep a copy of the Form K for your files. Please note; you are required to fill out a new Form K whenever you change tenancy.

All owners are reminded to fill out the Emergency Information Form providing the Management Company with an emergency contact person in the event there is a possible water leak or fire or other emergency which may affect your suite and you are not home at the time to provide access to your suite.

Vehicle Oil/Fluid Leaks Reminder

Residents are reminded to please, DO NOT USE CARDBOARD AND/OR CARPET to soak up any oil/fluid leaks in your parking stall. This is a FIRE HAZARD. There are proper Foil Trays you can purchase at Canadian Tire that can be used to collect oil/fluid leaks. Please be reminded that your parking stall is for your specific use and you/or your tenant are responsible to keep your parking stall clean at all times and are responsible to clean-up any oil or fluid stains in your stall. It is not the Janitors responsibility to clean your parking stall.

Storage/Parking Stalls - Reminder

Residents are reminded that no storage of items is allowed in your parking stall(s). Your parking stall is for parking your vehicle only. If your vehicle is being stored in your parking stall, you are required to provide the Strata Corporation with a copy of your Proof of Storage Insurance (which has property damage and public liability coverage). No derelict vehicles are allowed to be parked in the underground parkade.

Guest Suite Rental - Reminder

Owners who wish to rent the Guest Suite in Mondrian and Mondrian 2 are requested to contact Irene in the Manager's Office at Mondrian 1 @604-669-1879. Please leave your name, suite number and phone number and the dates you wish to rent the Guest Suite. You will be required to provide a deposit when booking the Guest Suite. If you decide to cancel your reservation of the Guest Suite(s), please ensure you have provided at least 72 hours notice of cancellation so the next person on the list may be contacted in the event they wish to book the Guest Suite.

It has been reported by the Administrator that the guests of owners who rent the guest suite are not cleaning the suite after use.

Please be advised that the Strata will no longer be supplying towels and sheets for the Guest Suites due to residents who are not washing them after renting the Guest Suites. Owners/tenants who book the Guest Suites will now have to provide sheets, towels and pillow cases to their Guests when renting the Guest Suites.

All questions or concerns regarding this matter should be directed to the Property Manager at Colyvan's office.

Courtyard – Pet Concerns

Council has received several complaints from residents that people who reside in Mondrian 1 and 2 are continuing to allow their dogs in the courtyards. The landscapers have also reported several "piles" of dog excrement" have been left on the lawns in the courtyard. Residents are reminded that dogs are not allowed in the Courtyard at anytime and that this Rule will be strictly enforced and fines will be assessed those persons violating the Rule.

Consideration of Your Neighbours re: Noise Complaints - Reminder

Council is in receipt of verbal and written complaints from owners regarding other residents who are causing a disturbance to their peace and quiet enjoyment in the building as a result of playing their music and T.V. at excessive levels in the late or early morning hours as well as excessive noise from loud parties. Because of the close proximity of your neighbours, your activities will more directly affect your neighbours than in an individual dwelling. For this reason, it is necessary that you exercise a greater degree of care and consideration for your neighbor in conducting your activities than would be normal in an ordinary house. Your co-operation in complying with this request will help to maintain desirable living conditions for all residents and make your home a quiet, respectable place in which to live.

Offending units will be given one letter of request to refrain from causing a disturbance and should a second complaint be received, fines will be assessed against the owners strata lot without further warning.

Non-Resident owners are reminded to inform your tenants of the Bylaws for your strata and to comply with them at all times. Should your tenant(s) repeatedly violate the bylaws, you will be instructed to terminate their tenancy as per the Strata Property Act and the Residential Tenancy Act of British Columbia. As a landlord, you are responsible for the conduct of your tenant and their guests at all times. Your co-operation in this matter is appreciated.

Draft Bylaws

This matter is still in progress.

CORRESPONDENCE

Due to the Property Manager being away in March, and there not being a Council Meeting held in March, there has been a delay in responding to some owners correspondence. We apologise for the delay and will respond to your correspondence as soon as possible. Thank you for your patience.

Owners are reminded to put any requests, complaints or concerns in writing and forward to the Property Manager. Council will review your correspondence and provide a response as soon as possible.

NEW BUSINESS

Recreation Facilities – Reminder

Residents are reminded to please turn off the fans, lights, and steam room after use. This is a waste of energy and will result in escalated hydro costs! Your co-operation in this matter would be appreciated.

The Administrator reported that someone is leaving cigarette butts lying around the outside area of the hot tub right after the cleaning of this area has been completed.

This type of behaviour is not only childish and immature but also a waste of the strata's time and money to clean-up after irresponsible people.

It has also been reported to Council that persons have been observed conducting themselves inappropriately in the hot tub.

Please be reminded that the Hot Tub area and use of the recreation facilities is to be respected and if you have the need to act in an inappropriate manner while using the hot tub, steam room, etc., please do so in the privacy of your own home. This is a public area and you are requested to respect the use of the facilities. Council does have the right to remove any owner/tenants access to use of the recreation facilities if you are found to be abusing the use of the facilities.

Sex in public places is illegal and will be reported immediately to the Police.

Your key fob access to this area can be deleted.

Elevator Inspection

Council discussed the ongoing problem with the elevator in Mondrian 2 breaking down on various occasions. The Property Manager suggested that the Council may want to hire an independent elevator consultant to investigate what may be causing the problem. The elevator consultant will inspect the elevator's equipment and provide a report on his findings. Following discussions, it was agreed by the Council to have an independent review and inspection conducted by a consultant. Council will then provide a copy of the report to the Developer for their review and response.

Preventative Maintenance Reminders

Owners/tenants are reminded, if you are planning on being away from your unit for any length of time ie; vacation (long term/short term), please turn off the water supply to your dishwashers, washing machine, bathroom sink, kitchen sink and toilet. These measures will help to prevent any unnecessary flooding in your unit should any appliance malfunction or your toilet tank breaks unexpectedly while you are away. This will also help to prevent unnecessary damage to your unit and insurance claims that may arise as a result of a flood.

Use of Limited Common Property ie; Balconies

The Property Manager reported that she has received several calls from concerned and annoyed owners in the Mondrian 1 and 2 buildings with respect to some residents who are throwing lit cigarette butts over the balcony which are landing on other residents patios or balcony decks and as a result have burnt holes in their patio furniture and have landed on their carpet inside their unit. There was also an incident recently where a lit cigarette butt landed on a Council Member's cat and could have caused serious injury to the cat. It has also been reported that residents have thrown bottles and dirty diapers over the balcony which have landed on residents, patio and balcony decks below.

This type of behaviour will not be tolerated and is not only inconsiderate of your neighbours but also hazardous to the residents living in both buildings. Fines will be assessed against the owners unit who is responsible for this behaviour.

Locker Assignment Problems

The Property Manager reported that she has received calls from some owners in the Mondrian that there are persons who are storing items in the locker assigned to them. Both the Property Manager and Irene, the on-site Administrator have been subject to verbal abuse from some residents who want the lock cut off and items removed from the locker that has been assigned to them. The Property Manager informed these residents that the Strata Corporation did not assign the lockers to begin with and that the lockers were assigned to each strata lot by the Developer when they purchased their unit. The locker list was then provided to the Management Company for their records.

Please be advised that the on-site staff and Property Manager can only confirm your locker number in accordance with the list provided to them by the Developer. If someone is occupying the locker assigned to you, please confirm the locker number with Janice Bosa at Bosa Ventures 604-_____ to confirm your locker number before you attempt to cut of a lock or remove items from the locker.

The Property Manager and the on-site Administrator are not responsible to have locks cut off or items removed from owner's lockers. Abuse of the on-site staff is unacceptable and will not be tolerated by Council.

Abuse of on-site Staff

It has been reported and witnessed that there are some residents who are verbally abusing the on-site staff of the Mondrian on several occasions. Staff is being sworn at and intimidated by some residents of the Mondrian. Please be advised that this type of conduct will not be tolerated by the Council and their Employer and will result in possible legal action against those persons conducting themselves in this manner should this continue. The staff is not hired to be abused by anyone.

Massage Room Use

Please be advised that the room designated as the Massage Room is not to be used for Commercial purposes. The room was designated so that owners could have use of the room on a first come first serve basis if they wanted to have their own personal massage therapist come to the building to give them a massage. The room is not to be used by Massage Therapists to operate their business out of. If you have any questions regarding this matter or you need further clarification, please contact the Property Manager at Colyvan's office.

Distribution of Minutes to Owners

Please be advised that due to the high costs of photocopying and postage, the minutes will now be posted in the Mailroom of both buildings and if owners require a copy of the minutes, you can pick-up a copy of the minutes in the Mondrian office on-site or contact Colyvan's office and a copy will be sent to you upon request. All non-resident owners will continue to be mailed a copy of the minutes.

Dryer Duct Cleaning

Reminder to owners to clean your dryer ducts on a regular basis to prevent the ducts from clogging up and causing damage to your dryers as well as preventing a possible fire due to lint build-up in your dryer.

Colyvan's Emergency On Call Procedures

In the event you have an emergency after regular business hours (8:30 a.m. to 5:00 p.m.), (please read the following as to what defines and Emergency) please follow the procedures as follows:

24-HOUR EMERGENCY SERVICES

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquires about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquires concerning accounts, council policies and other matters, which are regular administration items.

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from ColyVan Pacific Real Estate Management Services Ltd., after hours. Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that ColyVan Pacific Real Estate Management Services Ltd. can return your call promptly.

ADJOURNMENT

As there was no further business to discuss, the meeting was adjourned at 7:30 p.m.

NEXT MEETING

The next scheduled Council Meeting will be held in May, (date to be announced by Council and posted in both mailrooms).

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.