

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 4383
THE MONDRIAN, HELD ON MONDAY, DECEMBER 15TH, 2003 AT 7:00 PM, AT THE HOLIDAY INN,
HOWE STREET, VANCOUVER, BC.**

The meeting was called to order at 7:15 p.m. by Council President Jack Wolman.

Colyvan Pacific Real Estate Management Ltd. was represented by Joan Bird, Senior Property Manager.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 97 eligible voters in attendance and 49 represented by proxy for a total of 146. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was **MOVED/SECONDED** (Strata Lot 277/121) by that the notice dated November 19, 2003 complied with the notice requirements and that the financial statements had been received. **CARRIED**

APPROVAL OF GENERAL MEETING MINUTES

It was **MOVED/SECONDED** (Strata Lot 277/121) to approve the Minutes of the Special General Meeting held March 10, 2003 as circulated. **CARRIED**

It was **MOVED/SECONDED** (Strata Lot 277/121) to approve the Minutes of the Annual General Meeting held September 24th, 2002. **CARRIED**

PRESIDENT'S REPORT

At this time, Council President, Jack Wolman provided the owners with a brief synopsis on the following items and events that have taken place since he has taken over as President of the Strata Council:

ACCOUNTS RECEIVABLE

As of December 1st, 2003 there was approximately \$9,000.00 outstanding in strata fees owing 30-60 days in arrears. Owners in arrears have been advised of their outstanding amount owing on a monthly basis by the Management Company. Council will continue to aggressively go after those owners who are in arrears and will take appropriate action to collect the arrears. If you are in arrears and you have not paid your strata fees or any other outstanding amount owing, you may be subject to having your privileges removed from the common areas.

Elevator Operations

Council met with Bosa and representatives from Thysson Elevator to resolve the ongoing problems with the failure of the elevator operations. A follow-up meeting with Bosa and Thysson Elevator will be held in the new year. The on-site Administrator is maintaining a log of the elevator breakdowns and call-outs to Thysson Elevator.

It has been discovered that the source of the excessive heat in the parkade this past summer is a result of the air conditioning unit which is used by the Art Gallery. This is a warranty issue and will be brought up with Bosa for a resolution. The mechanical contractor has provided information on how the parkade fans operate.

Natural Gas Provider

Council has recently negotiated a contract with Premstar to purchase natural gas for The Mondrian. It is expected there will be a savings of approximately 20% over the next year in comparison to Terasen Gas. Council will be monitoring the gas costs very closely over the next year.

Security Issues

There have been several incidents over the past year with respect to security problems such as break and enters to vehicles, mail theft, damage to common area doors, garage gate, etc. Several security upgrades have been done to the common areas to assist in security the doors, etc. A number of Special Resolutions have been proposed to increase security at the request of some owners. These resolutions will be discussed as the Agenda dictates.

A Security Committee has now been organised and there are currently 10 owners who have put their name forward to sit on the Committee. Suggestions for security upgrades have been put forward as well as the organisation of a Neighbourhood Watch made up of volunteers.

Security locks have now been installed on the mailboxes in Mondrian 1 & 2 to assist in any further mail theft.

Owners/tenants are reminded that it is everyone's responsibility to ensure that you are vigilant when it comes to security of your home and security of the building. Please do not allow anyone to follow you into the building at anytime. You have every right to insist the person use their key fob to enter into the building. Do not allow anyone to "tailgate" you into the parkade. STOP and make the person in the vehicle behind you use their remote to open the gate.

The only way your home is going to be protected is if you as residents are vigilant in making sure everyone follows the Rules regarding security.

BC Assessment – Parking Stall Taxes

The disclosure statement provided by BOSA to prospective owners at time of purchase included a document that delineated the terms and conditions that apply to the parking stalls and storage lockers at the Mondrian. It appears that the stalls and lockers are subject to a 99-year lease between the owner and Richards Parking Inc. Following discussions with BC Assessment, it was learned that the owner's property assessment included the value of the parking stalls and storage lockers. Consequently, owners were obliged to pay the municipal taxes on these leased properties. On the basis of these findings, council President, Mr. Jack Wolman successfully appealed his 2003 Assessment arguing that the lessee (Strata Lot Owner) should not be liable for taxes on these leased properties unless expressly stated so in the lease document.

Update: BC Assessment has since reversed their position in this matter and will continue to tax the parking stall/locker lessee's. The Mondrian Council intends to file a new appeal to re-argue this case.

Common Area Maintenance/Administration Items

Council has negotiated a revised contract with Dutch Maintenance to include 7 day coverage for both Janitorial and Administration. Commencing January there will be on-site staff in the office on Saturday and Sunday.

Research has been conducted on various types of Gym equipment. The equipment provided by Bosa is substandard equipment. The broken treadmill has now been replaced with a stairmaster for an even swap by Fitness Depot (whom Bosa purchased the equipment from originally). The equipment will be gradually upgraded as the budget allows.

Garage Gate (off street level)

The garage gate is inadequate and it has cost the strata hundreds of dollars to maintain the gate off the street level. The Council has received a report from the original installer of the gate who reported that at the time of installation they had informed the Developer that the gate was inadequate for the size of the Mondrian and the location of the gate was not conducive to the weather conditions as the mechanics are exposed to excessive wet weather. (This matter will be dealt with by Council and the Developer in the future). Council has proposed a special resolution to move and install a new gate to be located at the bottom of the ramp which would include a transponder to prevent interference with the second gate into the residential parking area.

Common Area Warranty Issues

The Strata Council will be meeting with representatives from Bosa to discuss the outstanding common area warranty issues. Should Bosa not agree to resolve the outstanding warranty items, Council is prepared to deal with these matters through Small Claims action.

Mondrian Newsletter

Council is looking for a volunteer to develop a Newsletter for the Mondrian. If you are interested volunteering your services, please submit your name to Jack Wolman, Council President.

Ascenda Website

Council stated that the current website is not adequate and are asking for a volunteer to develop a website for the Mondrian.

Gardening Committee

Council is asking for volunteers to organise a gardening committee to reduce the costs for gardening. Please submit your name to Council Member, Tracey if you are interested.

REPORT ON INSURANCE COVERAGE

It was **MOVED/SECONDED** (Strata Lot 277/121) that the report on insurance coverage had been received. **CARRIED**

PRESENTATION OF PROPOSED SPECIAL RESOLUTIONS

Resolution #1 Special Resolution – M1, Transfer CRF shortfall to operating fund

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve Special Resolution – M1 transfer Contingency Reserve Shortfall to the operating fund.

BE IT RESOLVED that the M1 Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) ratify passage of the special resolution to transfer the M1 CRF shortfall to the operating fund.

Following a brief discussion the vote was taken resulting in 145 in favour, 1 opposed, 0 abstentions.

CARRIED

Resolution #2 – M1 Recovery of Operating Budget Shortfall

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve recovery of the M1 prior years operating budget shortfall as follows:

BE IT RESOLVED that the M1 Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy to cover the M1 portion of the Strata Corporations 2002-2003 operating shortfall in the amount of \$18,219.77 (Eighteen Thousand, Two Hundred Nineteen dollars, and Seventy Seven cents). Such expenditure to be paid by Special Levy in accordance with the M1 Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

Ed Fontana informed the owners that following the budget year end for 2002 there was a balance of \$18,219.77 which was outstanding to be recovered from the M1 owners. As per the requirements of the Strata Property Act pertaining to operating deficits, it is mandatory that this amount be recovered. This special assessment will be applied to the M1 owners only.

Following a brief discussion, the vote was taken from the M1 owners only, resulting in ALL in favour, 0 opposed, 0 abstentions.

CARRIED

Resolution #3 – Recovery of the M1 and M2 prior years Operating Budget Shortfall

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve recovery of the M1 and M2 prior years operating budget shortfall as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy to cover the combined M1/M2 Strata Corporations 2002-2003 operating shortfall in the amount of \$46,000 (Forty Six Thousand dollars, and zero cents). Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

Following a brief discussion, the vote was taken resulting in All in favour, 0 opposed, 0 abstentions.

CARRIED

Resolution #4 – Special Levy – Alley Level Garage Gate Relocation

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$15,000 (Fifteen Thousand Dollars and zero cents) to cover the costs of relocating the alley level garage gate to the protected area of the garage.

The relocation will reduce gate failures caused by ambient conditions. In addition, the new location will permit the installation of a smaller/lighter gate that will result in improved reliability. Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

As previously explained in the Presidents report, the Strata Corporation has spent a great deal of money maintaining the garage gate due to the fact that it is inadequate for requirements of the building. Jack Wolman informed the owners that the gate will continue to breakdown and continue to cost money to repair it. The Council has discussed this matter at great length with the Developer since it was installed as well as obtaining a detailed report from the original gate installer who informed the Council that the gate was inadequate and as well informed the Developer of his opinion. The Developer elected to have the gate installed and as far as they were concerned the gate is installed in accordance to their specifications. Jack Wolman informed the owners that eventually this matter will be dealt with through small claims court for recovery of the cost for replacing the gate.

Following the discussion, the vote was taken resulting in 96 in favour, 46 opposed, 4 abstentions.

DEFEATED

Resolution #5 – Special Levy – Annual gate repairs

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that failing the passage of Resolution #4, the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$10,000 (Ten Thousand Dollars and zero cents) to cover the costs of maintaining the alley level gate. Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

Council informed the owners present that because of the failure of the passage of the Resolution to relocate the garage gate, funds will be required to maintain the garage gate throughout the year. Should this Resolution fail, it will be necessary to expense the funds to maintain the garage gate from the operating budget which may result in an operating budget deficit at the end of the fiscal year. Should this happen then the shortfall would have to be recovered by way of a special assessment to all owners.

The vote was taken resulting in 68 in favour, 69 opposed, 9 abstentions.

DEFEATED

Resolution #6 – Special Levy – Additional Security Gate Meshing

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$11,000 (Eleven Thousand Dollars and zero cents) to cover the costs of additional security meshing for the Mondrian rear alley fencing. Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

Council informed the owners that it has been observed on several occasions people climbing over the north side of the fence at the rear of Mondrian 2 building and getting into the courtyard area as well as entering into the garbage area to go through the recycle bins. The location of the meshing will be determined by the Council should the resolution pass. Some owners recommended leaving the recycle bins outside of the gated area so these people would not have to climb over the fence and continue to get

into the garbage room. Some owners expressed concern that they did not want the Mondrian to have the appearance of looking like a “prison” with all the meshing.

Following the discussion, the vote was taken resulting in 81 in favour, 61 opposed, 4 abstentions.

DEFEATED

Resolution #7 – Special Levy – Additional Security Upgrades/Cameras

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$18,000 (Eighteen Thousand Dollars and zero cents) to cover the costs of additional security cameras in the mailbox areas on MI and MII. Such expenditure to be paid by Special Levy in accordance with the Owner’s registered unit entitlement. This levy will be due within 30 days upon passage.

Council informed the owners that they have obtained quotes for installing cameras in the mailrooms for both buildings to assist in the attempted break-ins to the mailboxes. Council has also investigated an alternative to installing cameras. They have obtained a quote to install additional security locks on the mailboxes which is much less expensive than installing cameras. There is no guarantee that cameras are going to help in preventing attempted break-ins to the mailboxes.

Following the discussion, the vote was taken resulting in 42 in favour, 96 opposed, 8 abstentions.

DEFEATED

Resolution #8 – Special Levy – M2 Satellite Service

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the MII Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy to cover the costs of providing Shaw Satellite service to the MII tower in the amount of \$8,500 (Eight Thousand Dollars and zero cents). Such expenditure to be paid by Special Levy in accordance with the MII Owner’s registered unit entitlement. This levy will be due within 30 days upon passage.

Council informed the owners present that there is currently no optional cable service available for M2 owners. When Mondrian 1 was built, the Developer arranged with Star Choice to bring in their equipment to provide the owners with optional cable service if they wished to subscribe with Star Choice. The Developer paid for the equipment to be brought in at the time of construction of M1 and when M2 was constructed the same equipment was not supplied. The owners were informed that Star Choice is a subsidiary of Shaw Cable.

Following the discussion, the vote was taken and defeated unanimously.

DEFEATED UNANIMOUSLY

Resolution #9 – Special Levy – Concierge Service

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$100,000 (One Hundred Thousand Dollars and zero cents) to cover the costs of concierge service for MI and MII. Such expenditure to be paid by

Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

A lengthy discussion ensued regarding the pro's and con's of having Concierge service for both towers. The Council expressed that a Concierge service is considered a luxury in their opinion and would not provide the strata corporation with additional security for the building. The owners requested that Council should place a security desk in the lobby of both buildings as this would be a good indication that the building does have security coverage 7 days a week and this would be a place for the security guard to take their break as opposed to sitting in their vehicle parked in the visitor parking. The security committee will investigate the purchasing of the security desks for the lobby's as requested.

Following the discussion, the vote was taken resulting in 7 in favour, 133 opposed, 6 abstentions.

DEFEATED

Resolution #10 – Special Levy – Cable TV in Gym Area

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$4,000 (Four Thousand Dollars and zero cents) to cover the costs of installing TV's and providing cable TV in the Gym area. Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

Council informed the owners that there was a proposal to install the two televisions in the gym area. These televisions were removed from the two Guest suites and would be placed in the gym. Some owners expressed that they were not in favour of having T.V.'s in the gym as they would interfere with other owners who are working out who did not want to listen to the television.

Following a brief discussion, the vote was taken resulting in 32 in favour, 101 opposed, 13 abstentions.

DEFEATED

Resolution #11 – Special Levy – Elevator Floor Programming of FOB access

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the special levy in the amount of \$30,000 (Thirty Thousand Dollars and zero cents) to cover the costs of additional hardware and software to facilitate the reprogramming of entry FOBS to limit resident elevator access to specific common areas. Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

A lengthy discussion ensued regarding the pro's and con's of having each floor locked off for security reasons. There were specific rules that would have to be followed with respect to locking off the stairwell doors. Every 5th floor would have to be left unlocked for Fire Regulations which would still leave the building vulnerable to those owners on these floors.

Following the discussion, the vote was taken resulting in 98 in favour, 42 opposed, 6 abstentions.

DEFEATED

Resolution #12 – Special Levy – Cancellation of Landscape Contract

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve the cancellation of the landscaper contract in lieu of a resident volunteer gardener(s). Funds will be budgeted to cover material and equipment supplies.

Council informed the owners that they would like to see a volunteer landscape committee organised to take over the landscaping. Some owners expressed that they have seen this type of thing happen in other building's where they lived and eventually the volunteers stop volunteering and then gardeners are brought back in to take over the maintenance. This has found to be not very successful in the long term.

Following the discussion, the vote was taken resulting in 96 in favour, 43 opposed, 7 abstentions.

DEFEATED

Resolution #13 – Special Levy – Budget Revision, Security Patrols

It was **MOVED/SECONDED** (Strata Lot 121/274) to approve the Resolution as follows:

BE IT RESOLVED that the Owners, Strata Plan LMS-4383, The Mondrian (a Strata Corporation) approve passage of the budget revision to cover the costs of Security Patrols in the amount of \$60,000 (Sixty Thousand Dollars and zero cents). Such expenditure to be paid by Special Levy in accordance with the Owner's registered unit entitlement. This levy will be due within 30 days upon passage.

Council informed the owners present that they did propose two operating budgets strictly for the purpose of providing for 7 day a week security patrol or for not providing security patrol. The Council put forth this resolution to give the owners this option prior to presenting the proposed operating budget's for discussion.

Quotes have been obtained from other Security Companies to provide service as there have been concerns raised by owners with respect to the current company who is providing these services. The presence of the security guard patrols has proved to be effective in reducing the amount of break and enters to the parkade and damage to the building. Council is planning on contacting Concord Security who patrols The Metropolitan building located behind the Mondrian to see if there is any cost savings should they get the contract for the Mondrian. The patrols are done on a random basis. The owners thanked the Council for their diligence in assisting with the security of the building.

Following the discussion, the vote was taken resulting in 119 in favour, 20 opposed, 7 abstentions.

CARRIED

APPROVAL OF PROPOSED OPERATING BUDGET- "B"

It was **MOVED/SECONDED** (Strata Lot 277/121) to approve the proposed operating budget(s) as circulated for the fiscal year November 1st, 2003 to October 31, 2003.

At this time Finance Officer, Ed Fontana provided the owners with an overview of the operating budget for the 2003/2004 fiscal budget year. Ed informed the owners that the only increase proposed is for the Security Patrol coverage. It is hoped that this budget will be adequate to cover the costs for maintaining the day to day operations for the Strata Corporation. There are no guarantees however, as there are always some unforeseen expenditures that can arise from time to time. The financial statements are reviewed on a monthly basis and any unforeseen expenditures are always reviewed with the Council prior to the expenditure. It is imperative that the owners pay their strata fees on a timely basis in order to meet the strata's monthly financial obligations. Council will be aggressive in collecting any outstanding strata fees owing and will assess necessary fines and charges against owners strata lots should you not pay your strata fees on time as well as any outstanding special levy's owing. All costs to place and remove

liens against your strata lot are the cost of the owner to pay, as well as any legal costs to collect the outstanding amounts owing. Your common area privileges will be removed as well as your tenants should you be delinquent in paying your strata fees or any other amount owing against your strata lot.

Following the discussion, the vote was taken resulting in 145 in favour, 1 opposed, 0 abstentions.

CARRIED

MAINTENANCE FEES

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 4383. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM NOVEMBER 1, 2003.

PLEASE NOTE THAT OWNER'S ON PRE-AUTHOURIZED PAYMENTS, YOUR STRATA FEES WILL BE AUTOMATICALLY ADJUSTED IN ACCORDANCE WITH THE BUDGET. THE SHORTFALL IN STRATA FEES FOR NOVEMBER AND DECEMBER WILL BE WITHDRAWN FROM YOUR ACCOUNT WITH YOUR JANUARY 1ST PAYMENT.

OWNERS WHO PAY BY CHEQUE, IT WILL BE NECESSARY FOR YOU TO SEND IN A CHEQUE FOR THE SHORTFALL PAYMENT FOR NOVEMBER AND DECEMBER.

SPECIAL LEVY PAYMENTS

OWNERS OF MONDRIAN 1 AND MONDRIAN 2, PLEASE BE ADVISED THAT COLYVAN PACIFIC WILL NOT BE WITHDRAWING THE AMOUNT OF THE SPECIAL LEVY PAYMENTS FOR THE BUDGET SHORTFALL FROM YOUR BANK ACCOUNT IF YOU ARE ON THE AUTOMATIC WITHDRAWL SYSTEM. YOU WILL BE REQUIRED TO SEND IN A CHEQUE TO OUR OFFICE FOR THIS AMOUNT.

OWNERS WHO ARE NOT ON THE AUTOMATIC WITHDRAWL SYSTEM, YOU WILL BE REQUIRED TO SEND IN A CHEQUE FOR THE SPECIAL LEVY PAYMENT FOR THE BUDGET SHORTFALL.

PLEASE NOTE THAT THE SPECIAL LEVY IS DUE AN PAYABLE NOW AND SHOULD WE NOT RECEIVE PAYMENT BY NO LATER THAN JANUARY 30TH, 2004, THE COUNCIL HAS INSTRUCTED US TO ASSESS THE NECESSARY FINES AGAINST YOUR STRATA LOT AND TO TAKE APPROPRIATE ACTION TO COLLECT THE OUTSTANDING AMOUNT OWING. IF YOU ARE UNABLE TO MAKE YOUR PAYMENT ON TIME, YOU MUST SEND A LETTER TO THE STRATA COUNCIL EXPLAINING WHY YOU CANNONT PAY YOUR SPECIAL LEVY ON TIME IN ORDER TO AVOID ANY LATE PAYMENT FINES OR LIEN CHARGES AGAINST YOUR STRATA LOT.

If you have any questions regarding your account, please contact Susan Marvek in our accounting department at 604-683-8301 EXTENSION 237.

Resolution #14 – Amendment of Bylaws as A Whole

It was **MOVED/SECONDED** (Strata Lot 111/132) to amend Resolution #14 to exclude Bylaw #27 – Residential Rentals, Section 42, which would be discussed at length independently.

Following the discussion, the vote was taken resulting in All in favour, 0 opposed, 0 abstentions.

CARRIED

It was **MOVED/SECONDED** (Strata Lot 111/132) to amend Bylaw 2.7 to read “outstanding strata fees will be subject to an interest charge equal to 10% per annum, compounded annually” as described in Bylaw 2.2.

Following the discussion, the vote was taken resulting in All in favour, 0 opposed, 0 abstentions.

CARRIED

At this time the owners discussed Bylaw 40.6 Moving In/Out Procedures with respect to the refundable move-in fee of \$300.00. Some owners thought that it would be better to charge a non-refundable move-in fee as opposed to a refundable move-in fee as it would be difficult to determine what to charge the owner for costs related to the move-in or move-out. The Council stated that the costs to be deducted from the owners deposit would be directly related to the costs involved in having to supervise their move-in or move-out (this also applies to any non-resident owner who's tenant is moving in or out of the building), the costs for providing security of the entrance doors during the move, the costs for after hours supervision or weekend hours required by on-site staff, the costs associated with any late booking of the elevator or not booking of the elevator or making prior arrangements as per stated in the bylaws or arranging for locking off of the elevator. These costs will be deducted from the owners deposit. Damage to the common areas as result of the Move-in or Move-out will be deducted from the deposit as well.

Fines will be assessed against the owners strata lot, should they not comply with the Move-in/Out Procedures and are based on an individual basis.

Council will monitor this procedure and if it found that it is not affective, the Bylaw will be re-visited and a an amendment to the Bylaw will be proposed at the next General Meeting of the Owners to be discussed an voted on.

Following the discussion, the vote was called to approve the Bylaws as amended (with the exception of Bylaw #27). The result being 122 in favour, 18 opposed, 6 abstentions.

CARRIED

Bylaw #27 – Section 42, Residential Rentals

It was **MOVED/SECONDED** (Strata Lot 111/132) to approve Resolution #27 as follows:

At this time the Property Manager informed the owners present on how the Rental Restriction Bylaw will affect the 1st time purchasers (which means those who purchased from the Developer originally) and how it affects the 2nd purchasers and the subsequent purchasers should the Bylaw pass.

The owners were informed that they cannot propose any amendments to the Rental Restriction Bylaw which significantly changes the intent of the Bylaw as the owners who have submitted their Proxy voting on the Bylaw as presented have not been given proper notice of these amendments. These owners are required to be given proper notice in accordance with the Strata Property Act Regulations before any significant changes can be made to the Bylaw.

Some owners expressed that by imposing a Rental Restriction Bylaw, property values would be affected.

Following a lengthy discussion, the vote was taken resulting in 36 in favour, 96 opposed, 14 abstentions.

DEFEATED

Resolution #29, Retention of Colyvan as the Management Company

Council noted that Resolution 29 was to be deferred to a future time as yet to be determined.

ELECTION OF COUNCIL

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons who let their name stand or were nominated are as follows:

Ed Fontana	#1807 – M1
Jack Wolman	#2503 – M2
Tracey Kulchyski	#2903 – M2
Dennis Kelli	#2002 – M1
Bruno Foti	#3003 – M2
Craig Sinclair	#2801 – M2
Ross Allen	PH2 - M1

The above were declared elected by acclamation.

At this time the Owners expressed their thanks and appreciation to the past Council Members for volunteering their time with the day to day operations of The Mondrian by a round of applause.

At this time, the Council expressed that they were looking for additional volunteers to sit on some of the committees for the year. If you are interested in volunteering your time, please put your name and phone number in writing and submitted it to the Council by way of the Property Manager or drop of your name to one of the Council Member's suites as noted above.

ADJOURNEMENT

There being no further business, the meeting was adjourned at 10:15 P.M.