

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS, STRATA CORPORATION LMS 4383, THE MONDRIAN, HELD ON TUESDAY MAY 25TH, 2004 AT 5:30 P.M. WITHIN PH2 989 RICHARDS STREET, VANCOUVER, BC

COUNCIL IN ATTENDANCE: **Ross Allen
Craig Sinclair
Dennis Kelli**

REGRETS: **Jack Wolman
Ed Fontana**

PROPERTY MANAGER: **Joan Bird**

CALL TO ORDER

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

GUESTS

David McCurrach has put his name forward to sit on council and attended this meeting as a guest.

APPROVAL OF APRIL 1ST, 2004 COUNCIL MEETING MINUTES

It was MOVED/SECONDED (Allen/Kelli) to approve the Minutes dated April 26th, 2004.

ADMINISTRATOR'S REPORT

Eddy provided council with his monthly report. Most items are ongoing maintenance issues and are being dealt with. Of primary concern is the main or upper parking gate. It has a history of breaking down and increasing in operational noise. The cost of repairs and complaints of noise are growing. The council is confined to making the repairs as the resolution to move and improve the operation of the gate was defeated at the last AGM. He also reported that an unacceptable number of large items are being left in the garbage rooms. These items have had to be removed at a cost to the strata. The trash removal is for household refuse and small items. Beds, mattresses, shelving units etc. are not small items. Eddy will call on Nesters Market about the sound level of their PA system in the evening.

JOAN BIRD / COLYVAN PACIFIC CLOSEOUT REPORT

Joan Bird updated council on a list of items to be completed before Crosby resumes property management duties. Some of the items were completed. Others are on hold pending a review by the new property management company in June.

FINANCIAL REPORT

Ross presented the financial report. The negative impact on cash flow from the “over 120 days past due” receivables was briefly discussed. With the transition of the new PM underway and the lack of a current accounts payable listing to work from, it was decided that the council would review its collection strategy with the new property manager at the next council meeting.

SECURITY COMMITTEE REPORT

The security committee has two remaining tasks that will be completed within the week”

1. Create and distribute a letter to all owners emphasizing the needed to wait for the garage gate to close. This is in response to continuing break-ins in the garage area.
2. Review the garage gate mechanics and make a final recommendation on how to proceed in order to improve operational effectiveness and durability.

Ross indicated that the security committee would most likely be disband after the next session due to the fact that the committee had successfully addressed the most pressing issues. A further update would be provided at the next council meeting.

NEW COUNCIL MEMBERS TO BE REVIEWED

Three candidates have come forward to fill the two open positions on council. Each of the candidates will be duly considered and voted on at the next council meeting when all members are present and the new property management company has commenced operations at the Mondrian.

ACTION ITEMS UPDATE

The action item list is getting smaller as the council and property managers deal with these issues. They deal with maintenance issues, warranty items, owner/ residence concerns. A complete review of these items will be undertaken with the new PM and a time-lined action plan will be drawn up to bring items to a close as quickly as possible.

Visitor Parking – Reminder

The use of the Visitor Parking stalls continues to be abused by residents of the Mondrian. All residents of the Mondrian are reminded to instruct your visitor to display in their vehicle what unit they are visiting along with a contact phone number. If your visitor's vehicle does not comply with Council's instructions, the vehicle may be towed at the vehicle owner's expense. If you are intending on visiting a resident at the Mondrian for more than 24 hours, you are requested to register your vehicle with the on-site Administrator. The maximum time for parking in the visitor parking is 7 days in a row. Please be considerate of other residents when using the visitor parking due to the minimal amount of parking spaces available. Your consideration and co-operation in this matter is appreciated. Council is investigating the possibility of installing meters in the Visitor Parking. Your vehicle plate number and make of vehicle will be recorded and if you are an owner using the visitor parking to park your vehicle, it will be towed.

Parking in Fire Lanes

Residents are reminded that the Fire Lanes at the Rear of Mondrian 1 and 2 are patrolled on a regular basis by Buster's Towing and they have been given specific instructions to tow vehicles from areas that are posted indicating "NO PARKING". YOU WILL BE TOWED WITHOUT WARNING! These areas are not to be used for parking at anytime!

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 1 and Mondrian 2 are requested to contact the on-site Administrator in the Manager's Office at Mondrian 1 @ 604-669-1879 or e-mail her at mondrian@shaw.ca. 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.

Preventative Maintenance Reminders

Owners/tenants are reminded that if you are planning on being away from your unit for any length of time (i.e.) vacation (long term/short term), please turn off the water supply to your condo unit (See owners manual for instructions). 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.

ADJOURNMENT

As there was no further business to discuss, the meeting was adjourned at 7:00 p.m.

NEXT MEETING

The next scheduled Council Meeting is June 10th 2004 to be held in unit #2503 M2 at 5:30 p.m.

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.