

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

Held on Monday, November 8, 2004 at 5:30 pm
Within Unit 2503-969 Richards Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jack Wolman	President
	Ross Allen	Vice-President
	Ed Fontana	Treasurer
	Craig Sinclair	
	Dennis Kelli	
	Dave McCurrach	
REGRETS:	Shelley Prince	
GUESTS:	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

The Resident Manager, Mr. Jack Warwick, then appeared before the Strata Council as requested and provided a detailed verbal and written report.

Mr. Warwick was then questioned on a number of items pertaining to his report and several Action Items and tasks were then provided to Mr. Warwick and to the Property Manager to be attended to.

At the end of this procedure, Mr. Warwick then thanked the Strata Council and respectively left the meeting.

The Strata Council then briefly discussed the excellent work being provided to the Strata Corporation by Mr. Jack Warwick and in lieu of the above it was then moved and seconded to pay a \$300.00 Christmas bonus to Jack Warwick. MOTION CARRIED.

The Strata Council then further discussed information contained within Mr. Warwick's report regarding Visitor Parking Passes and it was agreed to implement this procedure effective immediately.

Minutes of the Council Meeting
The Owners Strata Plan LMS-4383
Held on Monday, November 8, 2004

Owners are advised that this information will be included with the Minutes as a separate notice to ensure owners are very clear on the Visitor Parking Pass procedures.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Council Meeting held October 14, 2004 as previously circulated. MOTION CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer, Mr. Ed Fontana, then addressed the Strata Council and introduced the Financial Statements for the month up to and including September 30, 2004 as previously distributed by Crosby Property Management Ltd.

Mr. Fontana then noted that a number of Financial Statement enquiries and questions had been presented to Crosby but not been answered yet and with the above in mind, it was agreed to table adoption of the above-noted Financial Statements at this time.

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) Operating Budget

Mr. Ed Fontana the Treasurer, then referred the Strata Council to previous E-mails and correspondence contained within the Agenda all in relation to the Annual Operating Budget for the upcoming Fiscal Year.

A great deal of time had been spent already on the Annual Operating Budget by way of separate meetings of the Strata Council and by the Property Manager.

In review of the above and with a few additional amendments, it was agreed to present the Operating Budget to the owners at the upcoming Annual General Meeting. Owners are advised that the Operating Budget itself will be contained within the Agenda of the Annual General Meeting and will be included with the Annual General Meeting Notice sent to the owners in the immediate future under separate cover. Owners are kindly asked to ensure they review the Operating Budget and the Annual General Meeting Notice in detail so informed and detailed

Minutes of the Council Meeting
The Owners Strata Plan LMS-4383
Held on Monday, November 8, 2004

discussions can take place at the meeting itself.

B) Annual General Meeting – Resolutions

The Property Manager then referred the Strata Council to Resolutions as prepared by the Strata Council and as amended by the Property Manager contained within the Agenda.

Each Resolution pertaining to the upcoming Annual General Meeting was reviewed in detail and amended as required and it was agreed at the end of this process the Resolutions themselves would be presented to the owners at the Annual General Meeting for review and consideration, and again would be included in the Annual General Meeting Notice Agenda.

C) Directives / Action List

The Property Manager then referred the Strata Council to the Directives contained within the Agenda resulting from the Minutes from the past Strata Council Meeting held on October 14, 2004. The Strata Council President then further provided the Strata Council with an updated Action List for review pertaining to many items which had been completed, were still in progress and were closed.

The Action List itself was then amended as required and the Property Manager was further directed to attend to several items as required, further direct a few of the items to the on-site staff.

CORRESPONDENCE

The Strata Council then reviewed several items of correspondence sent to or received to the date of the meeting.

The items of correspondence made reference to the elevator and a lien-reversal request.

The Property Manager was then directed accordingly as to respond to the items of correspondence as needed.

NEW BUSINESS

A) Annual General Meeting

Owners are again reminded that the Annual General Meeting Notice will be sent to all owners under separate cover in the immediate future. Owners are kindly asked to ensure they review the Notice in detail to prevent unnecessary questions and to further ensure that owners can come to the meeting informed and ready to take part in the Meeting itself. Owners are encouraged to attend the Annual General Meeting to offer their input, suggestions and ideas on the everyday dealings of the Strata Corporation.

**Minutes of the Council Meeting
The Owners Strata Plan LMS-4383
Held on Monday, November 8, 2004**

- B) Shelley Prince regrettably advised council that she must resign for personal reasons. Council thanks Shelley for her contributions over the year.

There being no further business, it was then moved and seconded to adjourn the meeting at 7:41 pm.

Kevin D. Green
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.