

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS4383
THE MONDRIAN**

Held on Thursday, October 14, 2004 at 5:30 pm
Within Unit #2503 - 969 Richards Street
Vancouver, BC

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

There was no guest business.

CARETAKER BUSINESS

The Resident Manager, Mr. Jack Warwick, then appeared before the Strata Council and provided a detailed previously-distributed written report along with a verbal report.

Mr. Warwick's report made reference specifically to Dutch Ethical Building Maintenance, many general repairs and maintenance, parkade cracks, elevator failures, garage gate failures, toilet repairs and many other items effecting the security and general maintenance of the common property.

After several questions from the Strata Council, Mr. Warwick then thanked the Strata Council and respectively left the meeting.

It was then officially noted that the Strata Council and owners were quite happy with the work being provided by Jack Warwick and the recent change with respect to the internal staffing situation within the building was working out very well.

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The Property Manager was then kindly asked to obtain a quotation for plumbing drain line cleaning within the building and present it to the Strata Council for further review.

The Property Manager was further directed to implement a system in conjunction with the Resident Manager regarding Visitor Parking Passes.

The Property Manager was further directed that sometime after December 2004, to implement the appropriate procedure regarding the recently-passed Rules and the Hose Bib Shut Off Procedures.

In review of the above items, the Property Manager noted he would attend to them as required and report back to the Strata Council in due course.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was then moved/seconded to approve the Minutes of the Council Meetings held August 16, 2004 and also September 21, 2004 as previously distributed. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the month up to and including August 31, 2004 as previously distributed.

As the Treasurer was absent from the meeting, it was noted that he had recently spoken with the Strata Council President and provided his information for discussion at the meeting.

The Strata Council President then provided the Strata Council with a detailed report regarding the financial status of the Strata Corporation with specific attention paid to Arrears, Repairs and Maintenance, Insurance and many other general expenditure items.

After further review, it was moved/seconded to approve the August 31, 2004 financial statements. CARRIED.

Some brief direction was then given to the Property Manager regarding insurance deductibles, correspondence to appropriate trades, the Contingency Reserve Fund and other issues of this type, which was noted and would be attended to in the immediate future.

A) Second Mortgage

The Property Manager then referred the Strata Council to correspondence contained within the Agenda from Bosa Properties with respect to the second mortgage on the three units owned by the Strata Corporation. It was noted this correspondence advised that the Strata Corporation would have to repay the second mortgages held by Bosa Properties by the end of December 31, 2004. It was noted that this matter would be discussed at future Strata Council Meetings and/or presented to the ownership for review and consideration at the upcoming Annual General Meeting.

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B) Hydro Capacitor

The Property Manager then referred the Strata Council to correspondence contained within the Agenda regarding a cost saving installation of a hydro capacitor. The Strata Council noted that they had done considerable research with respect to this matter and advised that upon receipt of information from the Property Manager regarding specifics on this installation, it would be attended to and actioned in the immediate future.

C) Arrears

The Property Manager then referred the Strata Council to correspondence contained within the Agenda regarding the arrears collection procedures, which had been recently implemented, deactivation of access to the building common areas, which again had received very positive responses from owners who were behind in their monthly strata fees. In review of the above, it was agreed that no additional action with respect to this matter was required at this time.

REPORT ON UNAPPROVED EXPENDITURES

The Strata Council then entered into a lengthy discussion regarding outstanding insurance deductible invoices for recent losses experienced by the Strata Corporation pertaining to damage and other losses.

The Strata Council then noted that all past insurance deductibles were deemed an emergency, absolutely necessary expenditure items and appropriate Contingency Reserve Fund expenditures. Again, with the above in mind, it was then moved and seconded to direct the Property Manager to expend all past emergency repairs, emergency restoration invoices and/or insurance deductible invoices to be expended from the Contingency Reserve Fund effective immediately. CARRIED.

The Property Manager noted he would attend to the above and ensure this was addressed and attended to as soon as possible.

REPORT ON LITIGATION

The Strata Council then noted that with respect to litigation, a Small Claims action had been initiated and commenced vs. ColyVan for improprieties and non-performance in the amount of \$7,746.99. Owners are advised that further additional information with respect to this matter would be provided to the ownership by way of the Strata Council Meeting Minutes but initial reports from ColyVan was that they denied any claims by the Strata Council on their merit.

BUSINESS ARISING FROM PREVIOUS MINUTES

A) Directives

The Property Manager then introduced the Directives resulting from the Minutes of the previous Strata Council Meeting.

It was agreed that the Directives themselves would be briefly reviewed but more specific attention would be paid to the Strata Council Action List.

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B) Action List

The Strata Council was then provided with an updated copy by the Strata Council President, of the most current Action List. Each item on the Action List that was currently open was reviewed in detail and appropriate adjustments were made on all areas to be attended to by the Strata Council, staff and/or the Property Manager were reviewed and additional instructions were provided as required.

C) Mechanical Maintenance

The Strata Council then entered into a lengthy discussion regarding mechanical maintenance being provided to the Strata Corporation by the current contractor Draulico. As previously reported, the Strata Council noted they were unhappy with the service being provided by Draulico and believed a replacement mechanical maintenance company was required. As previously requested, the Property Manager then provided the Strata Council with quotations from several other mechanical maintenance companies and the Strata Council reviewed them in detail, paying specific attention to price, reliability of contractor, previous work history and the Strata Corporation's Operating Budget.

With the above in mind, it was then moved and seconded to terminate the services of Draulico effectively immediately, pursuant to their contract as able and hire the services of Latham's Plumbing, again as available, pursuant to Draulico's contract. CARRIED.

The Property Manager then noted he would attend to this immediately.

The Strata Council then reviewed the failure log of the Mondrian Elevators and noted that performance continues to be unsatisfactory and has not improved since meeting with BOSA and ThyssenKrupp. After a length discussion, it was moved and seconded to attempt termination of Thyssen's services and secure the services of a competent maintenance provider.

CORRESPONDENCE

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

All items of correspondence were reviewed on an individual basis and, as required, the Property Manager was directed to respond accordingly as directed.

NEW BUSINESS

A) Garbage Ramp

In review of the recent change to the garbage pick-up and the addition of a Sunday garbage removal day, it was agreed that no additional action with respect to the garbage ramp and/or garbage pick-up was required at this time.

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B) Annual General Meeting

The Strata Council then noted that tentatively, the Annual General Meeting for LMS-4383 The Mondrian would be held on December 2, 2004. Owners are advised that the Notice of the Annual General Meeting would be sent to all of the owners, under separate cover, and all the residents are encouraged to review the Notice upon receipt and attend the meeting to ensure appropriate representation is realized at the meeting itself.

There being no further business, the meeting was adjourned at 7:35 pm.

Kevin D. Green
Senior 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.