

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

Held on Thursday, April 21, 2005 at 5:30 pm
Within Unit #2503 at 969 Richards Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jack Wolman	President
	Ross Allen	Vice-President
	David Rowan	Treasurer
	George Athanasopoulos	
REGRETS:	Craig Sinclair	
SENIOR PROPERTY MANAGER:	Kevin D. Green	Crosby Property Management Ltd.
	Rick Polsom, Office Manager	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 Strata Council were then referred to a written report as prepared by the Resident Manager Mr. Jack Warwick contained within the Agenda.

The Strata Council then reviewed Mr. Warwick's report and paid specific attention to relief coverage, staff, day off adjustments, relief janitorial services, duties being attended to on a day-to-day basis and other issues of this type.

After a brief discussion, it was then noted that the Resident Manager Mr. Jack Warwick had requested that his days off be changed from Friday and Saturday to the weekend being Saturday and Sunday.

After further discussion, it was agreed that this change would be made and it is officially noted to the owners that the Resident Manager's days off will now be Saturday and Sunday of each week effective May 9, 2005. The Move-in/out rules will be amended to reflect this schedule change.

Additional discussion took place regarding the services being provided to the Strata Corporation and the Property Manager was kindly asked to attend to a few specific issues with respect to services and day-to-day duties.

It was also noted that with respect to relieve coverage, an adjustment was required and the Property Manager was kindly asked to facilitate and contact the current person providing relief coverage and offer them some adjusted working hours. If this was not available, it was then noted that CLD Services would provide interim relief weekend-coverage services as required.

Further discussion took place and it was then noted that it may be cost effective to hire external janitorial services as official employees of the Strata Corporation which may be more cost effective and beneficial. The Property Manager was advised to investigate this and report back to the Strata Council in the immediate future.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was then moved/seconded to approve the Minutes of the Council Meeting held March 1, 2005 as previously circulated. MOTION CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the months up to and including March 31, 2005 as previously distributed.

The Strata Council along with the Treasurer, Mr. David Rowan, then noted that they had all reviewed the financial statements in detail. Paying specific attention to some questions with respect to the financial statements in relation to petty cash, administration expenses, gas, emergency equipment and other items it was agreed that all was in order.

It was also noted that the recently-implemented maintenance work order form procedure, was working quite well and would be continued.

It then moved/seconded to adopt the financial statements for the months up to and including March 31, 2005 as previously distributed. MOTION CARRIED.

A) First Mortgage Renewal

The Property Manager then referred the Strata Council to correspondence contained within the Agenda regarding renewal of the three (3) first mortgages for the Strata Corporation owned strata lots. In lieu of the above, the Property Manager was kindly asked to investigate competitive mortgage renewal terms and report back to the Strata Council as required.

After further review and a review of past invoices and expenses incurred by the Strata Corporation, it was agreed to expend appropriate funds as directed by the Strata Council at the discretion of the Property Manager from the Contingency Reserve Fund for expenditures which had occurred less often than once a year and were considered by the Strata Council to be on an emergency basis, which had occurred in the past two months.

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) Action List

The Strata Council then reviewed in detail the most current Action List. All items on the Action List were reviewed in detail and it was agreed that all tasks to be attended to by appropriate parties had been completed or were currently in progress.

Owners are hereby advised that the Strata Council is pleased to report that the Strata Corporation's Insurance has been renewed and the water-damage deductible has been reduced from \$25,000.00 as in past to \$10,000.00. Appropriate thanks was then offered to the offices of Crosby Property Management Ltd. for negotiation on behalf of the Strata Corporation with respect to the insurance.

B) Common Area Review

It was then noted that the Strata Council as previously reported, had performed a detailed Audit of all of the common areas with respect to painting, minor repairs and improvements. The Property Manager was then advised that the Strata Council required quotations with respect to the above and it was anticipated that many of these repairs would be attended to upon receipt of the quotations.

C) Landscaping

The Property Manager then referred the Strata Council to quotations as contained within the Agenda for alternate landscaping companies. Paying specific attention to cost, monies available in the Strata Corporation's Operating Budget and the current landscaping contractor, it was agreed that no action was required at this time.

D) Window Cleaning

The Property Manager then referred the Strata Council to quotations contained within the Agenda with respect to seasonal window cleaning. Paying specific attention to price, reliability of contractor and the Operating Budget, it was agreed to proceed with the quotation from Champion Cleaning for window cleaning, which would be slightly under the current Strata Corporation's Operating Budget effective immediately.

E) Carpet Cleaning

The Strata Council were then referred to correspondence as contained within the Agenda for carpet cleaning. Paying specific attention to price, reliability of contractor and the Strata Corporation's Operating Budget, it was agreed to proceed with carpet cleaning of both buildings effective immediately pursuant to the quotation received from Mayfair Building Services. The Property Manager noted he was to facilitate this work as soon as possible.

F) Compactor Installation

The Strata Council wished to advise all of the owners that they have recently investigated the possibility of removing the current garbage containers and expending some funds to install garbage compactors. Owners are advised that this matter has been reviewed in detail, and it has been determined that the garbage compactor installation is not feasible, not cost effective and will not be pursued.

G) Deficiencies / St. Paul's Guarantee

The Strata Council was then referred to correspondence contained within the Agenda as prepared by the property Manager and as received from Bosa Properties and also from St. Paul's Guarantee regarding deficiencies, building cracks, minor water ingress problems and other issues with respect to warranty claims. It was agreed no immediate action was required at this time, as remedial repairs are in progress.

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 parkade cracks, a request for the installation of a hot tub, warranty items, The Contemporary Art Gallery and other items affecting the security and general maintenance of the common property.

The Property Manager was then directed accordingly as to respond to all items of correspondence on an individual basis.

NEW BUSINESS

A) Novus Entertainment

The Strata Council were then referred to correspondence as contained within the Agenda from Novus Entertainment regarding services for Internet, satellite TV and other communications and electronic equipment services.

The Strata Council then noted that as the above would not cost the Strata Corporation any funding it was agreed to further pursue this matter and report back to the owners at upcoming Strata Council Meetings.

B) Mechanical Equipment

The Property Manager then referred the Strata Council to correspondence contained within the Agenda as submitted by Latham's Plumbing with respect to mechanical equipment deficiencies. Each item on the Report, as prepared by Latham's, was reviewed on an individual basis and it was agreed that many of the items will be attended to, some would be forwarded as a warrantable item and some forwarded to Bosa Development Corporation. It was also noted that these items, as required, would be funded from the Contingency Reserve Fund as they were needed on an emergency basis and further occurring less than once a year.

C) Certificate of Insurance

The Property Manager then referred the Strata Council to the Certificate of Insurance as included within the Agenda as prepared by Stewart's Insurance Services Limited. As previously mentioned within the Minutes, the Strata Council agreed all was in order and no future action was required.

D) Exterior Hose Bibs

Owners are advised that due to the spring season, it is now the appropriate time to have all exterior hose bib locking mechanisms removed. Owners are kindly noted that the Resident Manager Mr. Jack Warwick will be attending to all appropriate units immediately and removing the appropriate devices as required. Owners are advised that they are not to tamper with any of the exterior hose bibs until the Resident Manager Mr. Jack Warwick attends to them.

E) Natural Gas Pilots Lights

Owners are reminded that with summer weather approaching, they should consider shutting off their fireplace pilot lights. Instructions can be found in the homeowner's manual provided by BOSA

F) Summer BBQ and Christmas Party

Council is investigating the possibility of organizing a Strata summer BBQ or end of year Christmas party. Further information will be appearing in future Strata minutes.

G) Strata Council Mission Statement

The Mondrian Strata Council is committed to the preservation of a first-class property, safe community and homeowners' equity. Council meets these commitments through diligent fiscal control, proactive facilities management and by nurturing close relationships with our property manager, resident manager and Mondrian residents.

There being no further business it was then moved/seconded to adjourn the meeting at 7:17 pm. The next meeting will be held on Monday, May 9, 2005 at 5:30 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.