

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

Held on Thursday, December 8, 2005 at 5:30 pm
Within Capone's Restaurant
1141 Hamilton Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Ross Allen	President
	Craig Sinclair	Vice-President
	David Rowan	Treasurer
SENIOR PROPERTY MANAGER:	Kevin D. Green	Crosby Property Management Ltd.

The meeting was called to order by the Strata Council President, Mr. Ross Allen, at 5:31 pm.

GUEST/CARETAKER BUSINESS

There was no Guest Business

CARETAKER BUSINESS

The Property Manager then referred the Strata Council to the detailed written report as supplied by the Resident Manager, Mr. Conrad Ambida.

In review of the Resident Managers report and after paying specific attention to all items on an individual basis within the report, it was agreed that no action was required at this time. The Property Manager noted that he would deal with a few minor, specific procedural items with the on site staff in regards to the Resident Manager and also the janitorial staff in the immediate future as requested by the Strata Council.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Council Meeting held on October 19, 2005 as previously distributed. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager introduced the financial statements for the month up to and including November 30, 2005 as previously distributed.

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The Treasurer, Mr. David Rowan, then noted that he had reviewed the financial statements in detail, queried the Property Manager on a few specific items with respect to paid invoices and after receiving clarification, from the Property Manager, agreed all was in order.

Mr. Rowan further noted that the Strata Corporation was anticipating to conclude its fiscal year with an approximate \$3,300.00 year ending operating surplus and he recommended approval of the financial statements.

After further review, it was moved/seconded to adopt the financial statements of the month up to and including October 31, 2005, the year end financial statements and further up to and including November 30, 2005, the first current fiscal year financial statements as previously distributed. CARRIED.

A) Operating Budget

The Property Manager introduced the proposed Operating Budget, as previously reviewed and discussed, to the Strata Council for final approval. It was agreed that no amendments were required and it was further agreed to recommend the Operating Budget to the owners at the upcoming Annual General Meeting.

Owners are advised that the annual Operating Budget will be voted upon and reviewed in detail at the upcoming Annual General Meeting. The Operating Budget itself will be included in the Notice to be sent to the owners under separate cover. Owners are encouraged to read the Operating Budget upon receipt to ensure that the questions at the Annual General Meeting are limited and if any questions are required, they are kindly asked to be directed to the Property Manager in advance to again ensure an appropriate and professional meeting is upheld.

B) On Side Restoration

The Property Manager then referred the Strata Council to previously distributed documentation and invoices from On Side Restoration. It was noted that On Side had invoiced the Strata Corporation for past work done in excess of \$57,000.00 which may possibly be appropriate, but required further review.

At this time it was agreed to approve expenditures for \$10,000.00 payable by the Strata Corporation from the Contingency Reserve Fund to On Side Restoration. It was also noted that approximately \$17,000.00 will be billed to a specific strata lot for work done by On Side Restoration deemed appropriate and deemed the responsibility of the individual owner.

It was also agreed that the remaining funds in excess of \$30,000.00 would be investigated and possibly paid to On Side Restoration pending further investigation with respect to responsibility and/or the orientation and/or source of the leak which may be either the responsibility of the individual unit or the Strata Corporation.

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If it is deemed the Strata Corporation's responsibility, the invoices as noted above will be paid immediately. If, upon investigation, it is deemed to be the owners responsibility it will be billed to the owner and recovered accordingly.

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

A) Strata Lot # 17

It was noted that positive information had been recently received with respect to strata lot # 17 and the recovery for water ingress and the current small claims action which was in progress. Paying specific attention to the information received, it was agreed that no action was required at this time and this matter will be reviewed at future Strata Council Meetings.

B) Bosa Properties

It was noted that a recent settlement conference had been held and attended by the Strata Corporation against Bosa Properties. With respect to the \$5,000.00 being requested and/or sought, it was noted that \$2,500.00 had been sought and received in an agreement in the above noted settlement conference from Bosa Properties with respect to confirm warranty items which should have been paid by Bosa Properties.

The Strata Council noted this was excellent news and a formal thank you was then offered to Council Member, Ross Allen and also past Council Member, Jack Wolman. It was also noted that an additional thank you was offered to owner Tina Aquila in unit # 902 – 969 with respect to this matter. Thank you Tina, your resolve and efforts did not go unnoticed.

BUSINESS ARISING FROM PREVIOUS MINUTES

A) Action List

The Strata Council then reviewed the current action list contained within the agenda. Specific items on the list and items to be attended to were then reviewed in detail by the Strata Council and it was agreed that all items to be attended to by the Property Manager were currently in progress and/or completed.

The action list itself was updated and it was agreed it would be reviewed at future Strata Council Meetings.

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B) Creative Door

The Property Manager then referred the Strata Council to the quotation contained within the agenda from Creative Door regarding annual servicing and maintenance of the overhead door. It was also noted that this contract was in reference to the newly installed garage doors which had been functioning quite well. In further review and after paying specific attention to the Strata Corporation's Operating Budget, it was agreed to proceed with the quotation from Overhead Door for an annual cost of approximately \$1,000.00 exclusive of GST. MOTION CARRIED.

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 guest suite, repairs and maintenance, fines, garage gate, entry to the Strata Corporation and other items affecting the security and general maintenance of the common property.

The Property Manager was then directed accordingly to respond to each item of correspondence appropriately.

NEW BUSINESS

A) Annual General Meeting

The Property Manager was then given specific instructions regarding the upcoming Annual General Meeting.

Resolutions, the Operating Budget, election of the Strata Council, bylaw amendments and many other items were relayed to the Property Manager as previously discussed with regards to the upcoming Meeting

Owners are advised that the upcoming Annual General Meeting has been scheduled for January 10, 2005 and owners will be notified accordingly, under separate cover, regarding the Meeting itself. Owners are encouraged to attend the Annual General Meeting to provide their input, suggestions and ideas on the everyday dealings of the Strata Corporation.

B) Elevator Repairs

The Property Manager was then made aware of some specific repairs required to the elevator in the 969 building. It was noted that these areas would be attended to in the immediate future.

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C) Gym Equipment Protocol

It was then noted that concerns had been raised by several residents regarding the use of the gym equipment, extended use of the gym equipment, inappropriate sharing of the equipment and the need for a signup sheet.

The Property Manager noted that he would attend to the production of a sign up sheet, pursuant to the rules and bylaws of the Strata Corporation with respect to this matter.

There being no further business, it was moved/seconded to adjourn the meeting at 7:01 pm. The next meeting will be the Annual General Meeting held on January 10, 2005.

Kevin D. Green
Senior Property Manager
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General Office # (604) 683-8900 (24 Hours)
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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.