

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

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Held on Thursday, January 6, 2005 at 5:30 pm  
Within Unit #2503 at 989 Richards Street  
Vancouver, BC

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<b>COUNCIL IN ATTENDANCE:</b>	Jack Wolman David Rowan George Athanasopoulos	President Treasurer/Building
<b>REGRETS:</b>	Ross Allen Craig Sinclair	Vice President
<b>GUESTS:</b>	Jack Warwick	Resident Manager
<b>SENIOR PROPERTY MANAGER:</b>	Kevin D. Green	Crosby Property Management Ltd.

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

Mr. Wolman then welcomed everyone to the Strata Council Meeting and advised he looked forward to working together on the everyday dealings of the Strata Corporation throughout the upcoming fiscal year.

**GUEST BUSINESS**

There was no guest business.

**RESIDENT MANAGER BUSINESS**

The Resident Manager, Mr. Jack Warwick, then appeared before the Strata Council upon request and provided a detailed verbal and previously-distributed written report. Mr. Warwick touched on his report and paid specific attention to the need for additional Fire Safety Plans, garage gate problems, the recent capacitor installation, dryer vent cleaning and repairs, mechanical repairs, locker break-ins and vandalism, exterior light repairs and other general maintenance items.

Mr. Warwick was then questioned by the Strata Council on a few regular business matters and at the end of this process, thanked the Strata Council and respectively left the meeting.

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In review of Mr. Warwick's report, it was noted that there were no items requiring attention or review at this time and all was in order.

**APPROVAL OF COUNCIL MEETING MINUTES**

There being no errors or omission, it was moved/seconded to approve the Minutes of the Council Meeting held November 8, 2004 as circulated. MOTION CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Property Manager then introduced the financial statements for the months up to and including November 30, 2004 as previously distributed.

The newly-appointed Treasurer, Mr. Dave Rowan, then confirmed he had received the financial statements and supporting documentation and had found no errors or concerns of any type.

The Property Manager then provided some brief information to Mr. Rowan regarding past procedures with respect to approval of financial statements of which additional information was provided by the Council President regarding reporting and items the Strata Council would like to see and hear about on a monthly basis.

It was agreed that all past procedures with respect to invoice approval and reporting to the Strata Council would be upheld and after further review it was then moved/seconded to adopt the financial statements for the months up to and including November 30, 2004 as previously distributed. MOTION CARRIED.

A. **PH1 – 969 Small Claims**

Owners are advised that as previously mentioned the Small Claims' hearing for the above-noted unit had been held, concluded and an appropriate settlement had been reached. The funds, which were recovered, have been deposited back into the Contingency Reserve Fund and this matter is now closed. A special *Thank You* was then offered to the work done by Council Member Mr. Jack Wolman and all of the past Strata Council Members to bring this matter to a close.

**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**

The Strata Council, along with the Property Manager, then confirmed that a recent Settlement Conference for unit #403-989 had been held but it had been adjourned and postponed and it would be held again in March of this year. New information was made available at the Settlement Conference of which the Property Manager was investigating and it was anticipated that this matter would be concluded in the future with a positive result.

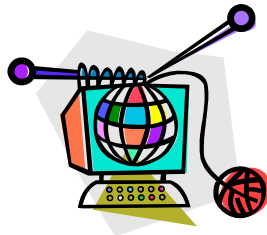
**BUSINESS ARISING FROM PREVIOUS MINUTES**

A) Action List

The Strata Council, along with the Property Manager, then reviewed the most current Action List submitted prior to the meeting and further an updated Action List was reviewed at the meeting itself.

All items requiring attention were reviewed with respect to areas to be attended to by the Strata Council, the Resident Manager and the Property Manager. It was noted that an updated Action List would be reviewed and received in the immediate future.

The Property Manager was then kindly asked to obtain additional quotations for elevator surface flooring and refurbishment and present it to the Strata Council at a future meeting.



**Owners are advised that a Mondrian Website is being developed with the assistance of resident volunteers. It is anticipated that the website will be active by 01 February 2005. Effective 01 Feb 05, Strata council minutes, AGM minutes, and advisories will be made available by visiting:**

**[www.mondriandowntown.com](http://www.mondriandowntown.com)**

**Owners who prefer to continue receiving a hard copy of Strata correspondence are asked to contact Crosby Property Management.**

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B) Garage Gate Repairs / Replacement

The Strata Council then entered into a lengthy discussion regarding approval, which had been given by the ownership at the past Annual General Meeting for repairs and replacement of garage gates to the entrance of the underground parking area.

Three quotations were reviewed and the Strata Council paid specific attention to price, reliability of contractor, past work history and the requirement for the gates themselves.

In lieu of the above, the Strata Council agreed they would check references on one of these specific quotations and proceed accordingly as required within the Strata Corporation's Operating Budget as able in the near future.

C) Exterior Repairs / Painting

Some quotations were then reviewed with respect to needed exterior repairs and painting and it was agreed that these would be coordinated with the Resident Manager, weather permitting.

**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 parking, exterior repairs, lien charges, enterphone problems and other items affecting the security and general maintenance of the common property.

The Property Manager was then directed accordingly as to respond to each item of correspondence on an individual basis as directed by the Strata Council.

**NEW BUSINESS**

A) Deficiencies

The Property Manager then referred the Strata Council to correspondence contained within the Agenda with respect to deficiencies pertaining to the exterior structure and, more specifically, the Parkade. As correspondence had been forwarded both to Bosa and the warranty provider, the Property Manager was kindly asked to follow-up on this important matter.

B) Gas

Noting a procedural matter, the Strata Council then appropriately signed copies of a Contract Adjustment from PremStar for bulk gas purchasing. It was then noted that the gas bulk purchasing rates being experienced by the Strata Corporation were very good and were still lower than budgeted for, which was excellent news and hopefully will continue to drop, saving the Strata Corporation considerable funds throughout the fiscal year.

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C) Property Management Services

The Council President, Mr. Jack Wolman, then advised that the Strata Council is pleased with Crosby's performance throughout their probation period and that the Strata Council have advised Crosby that they intend to maintain their services.

There being no further business, it was then moved and seconded to adjourn the meeting at 7:15 pm.

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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.**