

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

Held on Tuesday, July 19, 2005 at 5:30pm
Within Unit #2503 – 969 Richards Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jack Wolman	President
	Ross Allen	Vice-President
	David Rowan	Treasurer
	Craig Sinclair	

REGRETS:

SENIOR PROPERTY MANAGER:	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 5:30pm.

It was then noted and discussed that Council Member George Athanasopoulos had officially offered his resignation from the Strata Council as he was pursuing other avenues.

On behalf of the Strata Corporation, owners, Strata Council and Property Manager a formal thank you is offered to George Athanasopoulos for his service to the Strata Corporation.

Residents are advised that there are currently several vacancies on the Strata Council and if any owners are interested in becoming a Strata Council member for the remaining fiscal year, they are kindly asked to contact the Property Manager in writing and all enquiries will be forwarded to the Strata Council for review.

GUEST BUSINESS

There was no guest business.

CARETAKER BUSINESS

The Property Manager then referred the Strata Council to the written report as contained within the agenda as submitted by the Resident Manager, Mr. Jack Warwick

The report itself was reviewed in detail on an item by item basis and a few points with respect to the hot tub temperature, general cleanliness around the building, current staff configuration, pressure washing and some other minor items were brought to the Property Managers attention who noted that he would speak with the Resident Manager and the on site staff and have them addressed.

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After further review it was agreed that all other areas around the Strata Corporation, and duties to be attended to by the on site staff and also the Resident manger were being attended to and addressed quite well.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was then moved/seconded to approve the Minutes of the Strata Council Meeting held on June 6, 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 June 30, 2005 as previously distributed.

The Treasurer, Mr. David Rowan then noted that he had reviewed the statements in detail, approved and adjusted several invoices and further requested some information from the Property Manager regarding the day to day accounts and paying of invoices which had been answered.

Mr. Rowan then noted that the Strata Corporation was currently on budget and there had been no major unforeseen expenditures experienced in the past month.

It was then moved/seconded to adopt the financial statements for the month up to and including June 30, 2005, as previously distributed. MOTION CARRIED.

A lengthy discussion then further ensued regarding owners strata fee arrears. The Property Manager was then kindly asked to address two specific strata lots who are behind in their monthly strata fee payment and make all attempts to collect the arrears as soon as possible.

Owners are kindly asked to ensure their monthly strata fee payments are up to date at all times.

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.

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REPORT ON LITIGATION

The Property Manager and the Strata Council President then noted that on July 19, 2005, they had attended a settlement conference which had been previously re-scheduled and adjourned from an original settlement conference versus strata lot #717, for an outstanding \$2,500.00 insurance deductible. It was noted that unfortunately the settlement conference had again been adjourned and the owner in question had been advised to expeditiously commence a third party action regarding other possible defendants with respect to recovery of the \$2,500.00 deductible. It was not known when the adjourned settlement conference would be re-scheduled, but owners will be informed accordingly.

Owners are also advised that a small claims action has been commenced against Bosa Development Corporation for a plumbing line leak which had been responded to by Bosa, but are denying any possible liability.

It was anticipated that the settlement conference date would be received in the immediate future and owners again will be informed of any future progress.

BUSINESS ARISING FROM PREVIOUS MINUTES

A) Action List

The Property Manager then referred the Strata Council to the most recent action list as contained within the agenda. Each item on the action list was reviewed on an individual basis and directions were given to the Property Manager as required on some specific items and further other items on the action list were carried forward to future Strata Council Meetings.

B) Irrigation Invoices

A lengthy discussion then ensued regarding invoices from Burnaby Irrigation and further a quotation from Burnaby Irrigation for repair work. It was agreed to adjust an invoice from Burnaby irrigation for work they had attended to which was not authorized and would not be paid by the Strata Corporation, and further it was agreed to table the quotation from Burnaby Irrigation at this time as the work they were quoting on was believed by the Strata Council to not be needed until a future date.

C) Airspace Agreement

The Property Manager then referred the Strata Council to correspondence contained within the agenda with respect to the neighbouring project development and a requested airspace right agreement. It was noted that possibly no formal agreement would be required, but there would be some airspace violations with respect to LMS4383, The Mondrian, which could possibly have the Strata Corporation receive some funding for access to their airspace. The Property Manager was kindly asked to investigate this matter and report back to the Strata Council regarding any and all available funding.

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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 excessive noise, bylaw infractions, rule infractions, towing and other items affecting the security and general maintenance of the common property.

The Property Manager further brought to the attention of the Strata Council correspondence from Bosa Development Corporation regarding the above mentioned small claims action.

The Property Manager was directed accordingly as to respond to each item of correspondence on an individual basis.

NEW BUSINESS

A) Important Reminder

Owners are advised that recently a significant water ingress and water damage emergency occurred within the Strata Corporation. Upon investigation it was found that an owner within the building dumped kitty litter, feminine napkins, pieces of plastic and other debris down the toilet and other drains within the Strata Corporation, causing a serious back up.

Owners are kindly advised to ensure that they do not, as previously advised, put anything inappropriate down any of the drains within the Strata Corporation. In addition, owners are asked to fully flush their garburators with cold water to ensure all material is suitably drained.

There being no further business, it was then moved/seconded to adjourn the Meeting at 6:36pm.

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.