

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

Held on Monday, June 6, 2005 at 5:30 pm.
Within Unit #2503 - 969 Richards Street
Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Jack Wolman David Rowan Craig Sinclair George Athanasopoulos	President Treasurer
REGRETS:	Ross Allen	Vice President
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 5:27 pm.

GUEST BUSINESS

There was no guest business.

CARETAKER BUSINESS

The Resident Manager, Mr. Jack Warwick then appeared before the Strata Council upon request and provided a detailed verbal and further referenced his previously provided written report. The Strata Council reviewed Mr. Warwick's report in detail and questioned him on a number of issues in relation to janitorial supplies, recent hose bib repairs, problems with the hot water supply and other general maintenance items.

It was also further confirmed that two staff members had been hired to perform janitorial services on a full time basis and will be commencing work June 13, 2005. It was also noted that Dutch Ethical Building Maintenance Services, as previously reported, will be concluding their services on June 13th also and it was anticipated that this change in the staffing configuration will be quite beneficial to the Strata Corporation.

The Resident Manager was further provided some correspondence and asked to keep a close eye on the recent hot water problems and prepare an appropriate log so this matter may be investigated to ensure no funds were expended unnecessarily.

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At the end of some additional questions, Mr. Warwick then thanked the Strata Council and respectively left the meeting.

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 May 9, 2005 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was then agreed to table adoption of the financial statements for the months up to and including May 31, 2005 as they had not yet been distributed.

a) Arrears

The Property Manager then confirmed that the recent fob deactivation project with respect to owners' arrears had been very successful and all appropriate funds as required had been collected.

b) Water & Sewer Report

The Property Manager then referred the Strata Council to correspondence contained within the agenda regarding water and sewer consumption costs and further, a clarification on a painting invoice from Bosa. After further review, it was agreed that no additional action was required at this time.

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 along with the Property Manager then reviewed the most current action list on an item-by-item and point-by-point basis.

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All items requiring attention and requiring additional review were discussed and the Property Manager was then directed accordingly on matters in relation to Novus services, interior painting and general maintenance, issues with respect to St. Paul Warranty, Bosa Development Corporation and other general maintenance items.

Residents are advised that Novus will be attending to the building as previously advised and providing an alternative cable service to any interested residents which has been endorsed and approved by your Strata Council.

Owners are also advised that the Strata Council has approved funding and approved the interior painting and minor repair project at various common areas around the complex and this will be proceeding in the immediate future.

b) Atlas Anchors

The Property Manager then referred the Strata Council to correspondence contained within the agenda from Atlas Anchors for inspection of the roof anchors pursuant to government regulations. It was agreed to proceed with this project and further, the Property Manager was asked to negotiate a possible cost saving, long term maintenance contract.

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 hose bib repairs, minor water ingress concerns, the installation of an in-suite air conditioner, the Contemporary Art Gallery, exterior light repairs, toilet tank repairs and other items affecting the security and general maintenance of the common property.

The Property Manager was kindly asked to respond to specific items of correspondence as required and as directed by the Strata Council.

NEW BUSINESS

a) Weekend Coverage

It was then noted that the Strata Council President, Mr. Jack Wolman had recently provided help and assistance for the weekend coverage company due to their lack of response pursuant to their contract. It was noted that the \$50.00 due and payable to Jack Wolman had been received and as a gesture of goodwill, Mr. Wolman endorsed the cheque and returned it to the offices of Crosby Property Management Ltd. to be paid back to the Strata Corporation. A special thank you was offered to Jack for this gesture of goodwill and for his ongoing service to the Strata Corporation.

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There being no further business, it was then moved/seconded to adjourn the meeting at 6:48 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.