

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

Held on Tuesday, March 1, 2005 at 5:30 pm
Within Unit #2503 at 969 Richards Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jack Wolman Ross Allen David Rowan George Athanasopoulos	President Vice-President Treasurer
REGRETS:	Craig Sinclair	
GUESTS IN ATTENDANCE:	Jack Warwick Tina Aquila	Resident Manager Unit #802-969
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 5:31 pm.

GUEST BUSINESS

The owner of unit #802 – 969 Richards Street, Ms. Tina Aquila then appeared before the Strata Council to discuss some specific issues regarding a past plumbing problem and repair which occurred at her strata lot.

Ms. Aquila then presented some detailed information to the Strata Council regarding the events which had taken place, information relating to this issue, work which had been done and further investigation which had been performed by the Resident Manager, Property Manager and Ms. Aquila herself.

Ms. Aquila then noted that, unfortunately, the investigation and work that had been done had not resulted in a positive response and Ms. Aquila asked the Strata Council for help.

In receipt of this information, the Strata Council then thanked Ms. Aquila for her delegation and advised they would review this matter and report back to her after the Strata Council Meeting.

Ms. Aquila then thanked the Strata Council and the delegations then respectfully left the meeting.

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After the above-noted discussion with respect to delegations, the Strata Council reviewed this matter in detail and it was then agreed that a Small Claims Action would be commenced against the appropriate parties involved and the Strata Council in conjunction with the Property Manager and the owner in question would attempt to bring this matter to a positive resolution.

CARETAKER BUSINESS

The Resident Caretaker, Mr. Jack Warwick, then appeared before the Strata Council upon request and provided a detailed verbal report.

Mr. Warwick then referred the Strata Council to his written report, which had been previously provided and was contained within the Agenda.

The Strata Council then reviewed the report and questioned Mr. Warwick on a number of issues in relation to garbage bins, garage gate repairs, elevator repairs, mechanical equipment maintenance and repairs, garbage removal and door closures.

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

It was also noted that Mr. Warwick had recently completed his probation, his working contract had been adjusted and at this time the Strata Council was quite happy with the service being provided to the Strata Corporation by Mr. Jack Warwick.

It was also noted that the Strata Council would, in the immediate future, meet with Jack and discuss issues regarding his job description, possible weekly and monthly check lists with respect to services to ensure all items regarding the Strata Corporation were being addressed as required.

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 January 31, 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 January 31, 2005 as previously distributed.

The Treasurer, Mr. David Rowan, then addressed the Strata Council and noted he had reviewed the financial statements in detail, queried the Property Manager on a number of issues with respect to the expenditures of the Strata Corporation, which had been answered and agreed all was in order.

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After further review it was moved/seconded to adopt the financial statements for the months up to and including January 31, 2005 as previously distributed. MOTION CARRIED.

Further review was then paid to the Strata Corporation arrears and some additional discussion was then spent regarding appropriate approval procedures for paid invoices, work being done on behalf of the Strata Corporation and other matters relating to the expenses and expenditures at LMS-4383 The Mondrian.

In review of this matter, it was agreed that an appropriate purchase order / maintenance work order system would be implemented immediately as directed by the Property Manager, in conjunction with the Resident Manager and all approved by the Strata Council. The Property Manager noted he would implement this system immediately, which would keep a closer eye on all costs and expenditures within the Strata Corporation.

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 and the Property Manager then paid a great deal of attention on an item-by-item basis with respect to the most current Action List.

The Action List itself was updated and appropriate tasks to be attended to by the Property Manager and other persons as required were addressed and agreed upon by the Strata Council.

It was also noted that items with respect to deficiencies, maintenance work order forms, rules and other items regarding the Guest Suite would all be addressed pursuant to the Action List and pursuant to instructions from the Strata Council given to the Property Manager.

B) Remote Registration

All owners within the Strata Corporation are thanked for their recent registration with respect to remotes and fobs regarding access to the underground parking area and all areas of the building.

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It was noted that of the 344 units, approximately 39 units had still not yet registered with the Strata Corporation pursuant to the past two notices which had been distributed.

Owners are kindly advised that an additional final notice will be provided to the ownership in the immediate future and upon the completion of the date on this notice, the remotes and fobs themselves which have not been identified will be deleted and access to the underground parking area and building will not be available.

Owners are hereby advised that your Strata Council wishes again to remind you that registration of remotes and fobs for access to the building and access to the underground parking area will be required pursuant to additional notices being distributed in the immediate future.

Owners are encouraged to immediately provide this information to the Resident Manager on-site as soon as possible as Strata Council considers this to be a security matter and of the utmost importance.

CORRESPONDENCE

The Strata Council then reviewed several items of correspondence sent to or received to the date of the meeting.

The items of correspondence were all reviewed and the Property Manager was then directed accordingly with respect to additional items of correspondence, which needed addressing.

NEW BUSINESS

A) Hose Bibs

Owners are advised that the Strata Council has recently reviewed the possibility of removing the locks on the exterior hose bibs, which had been installed in the fall of the past year for safety and insurance purposes.

Owners are advised that an additional notice will be provided to the ownership advising when the Resident Manger will be removing the external hose bib locks allowing owners to use the hose bibs for watering as required.

It is anticipated that this will not be available until some time in April 2005.

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B) Trash Compactor

The Property Manager was then kindly asked to investigate the possibility of the purchasing and/or leasing of a trash compactor for the Strata Corporation.

C) Mechanical Systems

The Property Manager was then additionally asked to obtain quotations and/or information with respect to the upgrade and/or replacement of hot water tanks and/or the boiler system within the Strata Corporation as it was noted that this would be, of course, an item needed to be addressed in the future regarding the age of the building.

There being no further business it was then moved/seconded to adjourn the meeting at 7:40 pm. The next meeting will be held on Thursday, April 21, 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.