

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

Held on Wednesday, October 19, 2005 at 5:30 p.m.
Within Penthouse #2 – 989 Richards Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Ross Allen Craig Sinclair David Rowan	President Vice President Treasurer
GUEST:	Mr. Jack Wolman	Former Owner of Unit 2503 – 969
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 BUSINESS

The Council President, Mr. Ross Allen, then introduced Mr. Jack Wolman, former owner and former Council President, as a delegation at the Strata Council Meeting at the request of the Strata Council.

With respect to the budgeting process for the upcoming fiscal year, the upcoming General Meeting and some other building-related issues, Mr. Wolman had been asked to and had graciously accepted attending the Strata Council Meeting to provide his insights and suggestions to the Strata Council regarding the above.

A formal thank you was offered to Mr. Wolman for his attendance at the meeting and service to the Strata Corporation in the past.

CARETAKER BUSINESS

The Property Manager then advised the Strata Council that Mr. Conrad Ambida had accepted the position and had commenced services as the Resident Manager on site replacing Jack Warwick who had recently resigned. It was also noted that Mr. Paul Singh had been hired to replace Conrad in the capacity of janitorial cleaner and, further, Mr. Stewart French had returned to the Strata Corporation as an employee in the capacity of janitorial cleaner as he had been away on medical leave.

The Property Manager noted that recently he had many meetings with Conrad on site and the other staff members and, further, had several past meetings with the Strata Council and the past Resident Manager, Jack Warwick, to ensure a smooth transition had been realized with respect to the new staffing arrangements.

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The Property Manager further noted that many positive comments had been received regarding the janitorial cleanliness of the building, work done by the janitorial staff, work currently being done and the extensive workload being attended to by Conrad.

The Strata Council concurred with the Property Manager's comments and noted that they believed the staffing had never been better at The Mondrian.

APPROVAL OF COUNCIL MEETING MINUTES

There being no omissions or errors, it was moved/seconded to approve the Minutes of the Council Meeting held August 23, 2005 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the months up to and including September 30, 2005 as previously distributed.

The Treasurer, Mr. David Rowan, then noted that he had reviewed these statements in detail, had previously queried the Property Manager previously on a number of financial matters all of which had been answered.

After further review, it was then moved/seconded to adopt the financial statements for the months up to and including September 30, 2005, as previously distributed. CARRIED.

A. Mortgage Consolidation

The Property Manager then referred the Strata Council to correspondence contained within the Agenda noting that currently VanCity had offered the Strata Council, an amalgamation of the three (3) Second Mortgages currently held by Bosa Properties and further, the three (3) First Mortgages on the Guest Suite and Resident Manager's Suite within the Strata Corporation. It was also noted by the Property Manager that no additional funding would be required and an excellent rate for three (3) years had been secured.

After further review, it was agreed that all was in order and the Strata Council authorized the Property Manager to proceed accordingly with the above-noted mortgage consolidation.

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

It was then formally noted that the Strata Council had recently received correspondence for an upcoming Settlement Conference versus Bosa Development Corporation scheduled for November 30, 2005 at 1:30 p.m.

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It was also noted that the previous Settlement Conference versus strata lot #196 had been previously adjourned but a new Third Party Claim had been received as submitted by the Defendant, the owner of strata lot #196.

With the above in mind and after significant consultation with the past Council President, Mr. Jack Wolman, it was noted that all was in order.

BUSINESS ARISING FROM PREVIOUS MINUTES

A) Action List

The Property Manager then referred the Strata Council to the Action List contained within the Agenda.

All items on the list itself were reviewed on an individual basis and it was agreed that all tasks to be attended to by the Property Manager had been attended to or were currently in progress. The Action List itself was updated and it was agreed it would be reviewed at future Strata Council Meetings.

B) Window Cleaning

The Property Manager then advised that at this time it would be appropriate to have all inaccessible exterior windows cleaned pursuant to the Operating Budget and pursuant to past practices of previous Strata Councils.

In review of the above and in review of the quotation contained within the Agenda noting there was no increase in the proposed costs, it was agreed to proceed with the window cleaning as required.

C) Mechanical Maintenance

The Property Manager then referred the Strata Council to several items contained within the Agenda, as received from Latham's Plumbing, regarding mechanical maintenance repairs, upgrades and needed items. With the help of Mr. Jack Wolman, it was noted that some of these items would be reviewed, attended to and corrected as needed upon receipt of further clarification from Latham's.

With respect to the expenses incurred or to be incurred regarding the mechanical maintenance items, it was moved/seconded to authorize the Property Manager to expend the funds for the above mechanical maintenance repairs with respect to Latham's Plumbing from the Contingency Reserve Fund on an emergency and absolutely needed basis. It was noted that these funds would total approximately \$6,000.00.

D) Dryer Duct Cleaning

It was also noted that it was the appropriate time of year to have the dryer ducts cleaned within the Strata Corporation and, specifically, in the 989 Building as it was agreed to do each building once very two (2) years and, in the past year, the 969 Building had been done. The Property Manager noted that he would attend to this in the immediate future.

CORRESPONDENCE

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

The items of correspondence made reference to towing, the Guest Suite, mechanical maintenance, exterior repairs, earthquake preparedness, and other items affecting the security and general maintenance of the common property.

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

NEW BUSINESS

A) Annual General Meeting

The Property Manager, along with the Strata Council, then reviewed in detail Resolutions, Bylaw amendments and all procedures to be attended to and reviewed at the upcoming Annual General Meeting. The Property Manager noted that the Annual General Meeting Notice will be sent to the ownership in due course and it was agreed that the Meeting itself would be held in early January of 2006.

Residents are hereby advised that Notice of the Annual General Meeting will be provided under separate cover to all owners pursuant to the Bylaws of the Strata Corporation.

Owners are encouraged to attend the Annual General Meeting in order to provide their input, suggestions and ideas on the everyday operations of the Strata Corporation.

B) Operating Budget

With respect to the upcoming Annual General Meeting, the Strata Council then reviewed the Operating Budget in detail on an item-by-item and line-by-line basis. Many amendments and changes to the Operating Budget were made with suggestions from the Strata Council, Property Manager and past owner, Mr. Jack Wolman. Owners are advised that the Annual General Meeting Notice will contain the Annual Operating Budget for review and voting on by the ownership.

C) Thank You/Appreciation

Once again, all owners, Council members and Crosby Property Management Ltd. wish to offer their sincere thanks to Mr. Jack Wolman, past owner, past Council President and a person of substantial intestinal fortitude for his services to the Strata Corporation. Thank you, Jack, as LMS 4383, The Mondrian, has been greatly improved through your efforts and you will be missed.

There being no further business, it was then moved/seconded to adjourn the meeting at 7:06 p.m.

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.