

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

Held on Tuesday, August 22, 2006 at 5:30 p.m.
Within Penthouse #2
989 Richards Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Ross Allen Dennis Kelli David Rowan Dave McCurrach	President Treasurer
REGRETS:	Craig Sinclair Shelley Prince	Vice-President
SENIOR PROPERTY MANAGER:	Nathan Enns	Crosby Property Management Ltd.

The meeting was called to order by the Strata Council President, Mr. Ross Allen at 5:30 p.m.

RESIGNATION OF STRATA COUNCIL MEMBER

The Strata Council was informed that Council Member Shelley Prince has, for personal reasons, resigned from the Strata Council. Council was accepting this resignation and thanked Shelley for her efforts on behalf of the ownership over the past year.

RESIDENT MANAGER REPORT

A summary report was provided for Council's consideration by the Resident Manager, Rusti Asan, with the highlights being:

- necessary repairs to the property's irrigation system were completed July 12.
- a booster pump on Mondrian 2 malfunctioned on August 8, resulting in some interruption of hot water service to residents within the Tower. Necessary repairs were completed within several days.
- stripping and waxing of elevator lobbies was completed during this period.
- *special thanks were extended to janitorial staff, Paul and Roque.*
- during this period, the lower garage gate broke down on a number of separate occasions, this despite repeated callouts by the contract and service trade. *This subject was discussed in greater detail under New Business.*
- partial washing of exterior gardens and perimeters has for the most part been completed.
- ongoing problems with the buildings' enterphone system, particularly the enterphone panel on Tower 2 located on Richards Street, continue, with programmed entries (names) disappearing for no apparent reason. The trade responsible has been on site on several separate occasions to try and address this problem and to date investigations are still ongoing.

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- minor water leaks have been affecting a parking stall in the parkade and this problem is being currently investigated and options are being pursued.
- several issues of minor concern are affecting the fire panel in Tower 2. This situation is being further investigated.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 11, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the months of June and July 2006 as distributed. CARRIED.

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

Directives/Action List

The directives from the previous Council meeting were reviewed, the highlights being:

In-suite Issues

Several units within the buildings were suffering from minor plumbing leaks, these being:

- several units within the buildings having minor water stains on in-suite ceilings were repaired and repainted as necessary.
- The necessary replacing of hardwood flooring in Penthouse #1, Tower 2, is in the process of being completed. The damages to this flooring was resulting from a failed hose bib, which had apparently not been properly winterized (this subject was discussed in greater detail under Business Arising). As referenced in previous Council minutes, Council has upon investigating this cause and source of this unfortunate incident, determined that the Strata Corporation will be responsible for the cost incurred (quoted to be \$30,000.00). As this amount is only slightly more than the current insurance deductible, Council was in agreement that the Contingency Reserve Fund should be used to address this emergency and unanticipated expenditure.

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- As referenced in previous Council minutes, there was an additional flooding incident affecting a penthouse unit in Tower 2. Upon investigation, it was determined that an owner was responsible for damages resulting (also impacting a neighbouring unit) and would therefore be responsible for all costs associated with necessary restoration.

Gas purchase option

Council discussed the current service agreement with Premstar Pacific, a natural gas commodity brokerage, who facilitates the purchase of natural gas consumed by the building. This service provides a more attractive rate than the one currently available through Terasen. It is being recommended by this company that the current billing rate be modified to a different rate that would in fact provide additional savings to the Strata Corporation. Council was in agreement with this recommendation and directed the Property Manager to make this suggested change over. The Property Manager will also investigate whether a “fixed price” purchase program would prove beneficial to the Strata.

Hose bib protocol / Update / Suggestions

In response to the unfortunate plumbing incident affecting a penthouse unit in Tower 2, Council reviewed the existing protocol for properly winterizing all exterior hose bibs servicing the penthouse units. Council will continue to insist that the Resident Manager be involved in ensuring that the hose bibs are properly winterized and prepared, and that they are properly activated (and tested) in the spring to ensure that incidents of this type are not repeated. In some of the reports received from the plumber who originally attended subsequent to the flooding incident, no clear indication exists of the existing hose bib, frost-free valve, or the rust cap used to winterize the hose bibs were inappropriately installed or malfunctioned.

Parkade Pressure Washer

The Property Manager supplied a quotation for the purchase of a quality pressure washer for use by the on-site staff, as may be required from time to time. Council was in agreement that \$1,500.00 be allocated for the purchase of said pressure washer and directed the Property Manager accordingly.

CORRESPONDENCE

Correspondence received was reviewed and responded to. Several issues of concern were received, which would be of interest to the general ownership, these being:

- access to common areas by some residents of Tower 2 was noted as not being possible. Council was in agreement that residents in both Towers of the property should have unimpeded access to all common area amenity rooms within the complex, and instructed the Resident Manager to provide said access.
- an ongoing noise complaint that has been affecting a 5th floor owner in Tower 1 has been going on for an extended period of time, with no positive results forthcoming, this despite a significant amount of correspondence being directed to all responsible parties. The Property Manager suggested therefore that as per the bylaws of the Strata Corporation, that a mediation hearing be scheduled, whereby the plaintiff and the “recipient” be requested to attend such a meeting to be chaired by a representative of the Strata Council in an effort to more fully and appropriately address

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this long standing issue of concern. Council was in agreement with this request and it was agreed that Council President Ross Allen would act as said chairman for this arranged mediation effort. The involved parties are in the process of being contacted.

- a penthouse owner in Tower 1 has requested permission for the installation of a wall mounted awning to be installed on an exterior patio. This installation will be done by a professional trade, the colour of the awning will be beige in colour to match the exterior of the building. Council was in agreement with this request, noting that this installation would not deter from the overall appearance of the building. Council was in agreement that any future requests of a similar nature being received would be considered on a case by case basis.

NEW BUSINESS

Water Leak

A minor water leak was identified by a 30th floor unit in Tower 2. As this water leak may be related to some type of water ingress, the Property Manager was asked to investigate and take appropriate action. Council was aware that the five-year envelope warranty for Tower 2 does expire in September of 2007, and was in agreement that a formal and appropriate inspection of the building envelope for Tower 2 be scheduled for the spring of 2007 in anticipation of this deadline.

Transformer Vault Cleaning

Council was in receipt of a request from BC Hydro noting the necessary shutting down and cleaning of the buildings' electrical transformer vault be scheduled for summer 2007.

Parkade Gate Problems

As referenced in the Resident Manager's report, the lower level parkade gate has been breaking down on a frustratingly regular basis over the past number of weeks. Council noted with some satisfaction, that the necessary repairs finally undertaken and completed were done so at no cost to the Strata Corporation, this as a result of the extended warranty secured by the Strata Council in previous efforts in dealing with the contract service trade.

Carpet Cleaning Quotations

It is being noted that a number of the common area carpets within the Towers are in need of cleaning. The Property Manager is in the process of receiving carpet cleaning quotations, and will be providing these to Council for their consideration at the next scheduled Council meeting.

Street Front / General Improvements

Council President Ross Allen noted that a number of areas adjacent to the front entrance ways and the rear lane entrance ways to the building are in need of some "freshening up", with sections of walls requiring repainting and landscaping to be improved upon, if the general appearance of the building is to be maintained at a high standard. Council was in agreement with these expressed concerns and it was

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requested that a number of the suggested improvements be identified and costed for Council's further consideration, and that particular items requiring greater effort or larger funds be tabled and incorporated into the next fiscal year's operating budget and/or presented to the owners for their formal consideration at the next scheduled general meeting.

Website maintenance

Council President Ross Allen confirmed that the Strata website has recently been updated, and that the most recently published Council minutes are now available. The address for this website is Mondriandowntown.com.

Neighbouring construction concerns

The Property Manager confirmed that several minor issues of concern affecting a townhome owner at the north end of the property with regards to the neighbouring construction have been identified. The on site manager for this project has been contacted, and assurances have been provided that these issues of concern will be properly rectified.

Pressure washing of parkade

Council was in agreement that a scheduled pressure washing of the underground parkade be scheduled. Residents should watch for notices regarding the time and date of this activity occurring.

There being no further business, the meeting was adjourned at 7:00 p.m. The next scheduled Council meeting will be held on September 27, 2006 at 5:30 p.m.

Nathan Enns
Senior Property Manager
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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.