

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

Held on Thursday, December 7, 2006 at 5:30 p.m.
Within the 3rd Floor Amenity Room
989 Richards Street, Vancouver, BC

COUNCIL IN ATTENDANCE: Ross Allen President
 David Rowan Treasurer
 Dennis Kelli
 Craig Sinclair

REGRETS: Dave McCurrach

SENIOR PROPERTY MANAGER: Nathan Enns Crosby Property Management Ltd.

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

RESIDENT MANAGER REPORT

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

- winterization of hose bibs has been completed. Several owners have been in non-compliance of this important and necessary procedure, and the Property Manager confirmed that letters of concern will be forwarded to these individuals accordingly.
- security cameras and television monitors have been installed on all four elevator cabs, as previously approved by Strata Council.
- on November 21, 2006, a gas line servicing a unit on the 17th floor of Tower 1 failed. Upon attempting to repair this line, it was discovered that there were no "isolation valves" enabling portions of the building to be shut down to perform this repair. As a result, it was necessary to interrupt gas service to the entire Tower. This subject was discussed in greater detail under New Business.
- cleaning of the glass canopies is scheduled for the weeks ahead.

Complaints have been received from the Contemporary Art Gallery noting that some unidentified resident within Tower 1 has been throwing excessive number of cigarette butts from their window, these cigarette butts landing on the canopy and sidewalks below. This action is completely inappropriate; residents are encouraged to be respectful in this regard, and to not dispose of any type of item, particularly cigarette butts from exterior windows or balconies.

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APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held November 20, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

Council Treasurer, David Rowan, noted that a surplus of \$30,600.00 has been realized for the fiscal year ending October 31, 2006. It was moved/seconded to accept the financial statements for the month of October 2006 as presented. 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:

Building issues

Cleaning of several of drain stacks within the building that in the past have proven to be susceptible to blockages is pending.

Necessary replacement of several damaged exterior light fixtures is pending.

Damaged rear lane canopies / Update

The Property Manager confirmed that the City of Vancouver is not receptive to the idea of "bollards" being installed on Municipal property. The alternative suggestion therefore was that the damaged canopies be replaced with slightly shorter canopies, thereby enabling protective bollards to be installed on Strata Corporation property. The Property Manager confirmed that the Contemporary Art Gallery was also in agreement with this proposal; it was therefore moved/seconded to proceed as quickly as possible in having these bollards installed and the canopies repaired. CARRIED.

Security upgrades

As referenced in the Resident Manager report, video surveillance cameras have recently been installed within elevator cabs. On a related subject, a proposal has been received from Gage Babcock & Associates

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providing a scope of services available. Council President, Ross Allen, had met with this individual, and a proposal has been received by Council. Council was in agreement that this subject be tabled and further considered by the newly elected Council in the new year.

Membrane leaks / Developer's response

The Property Manager confirmed that the developer has agreed to have the installing trade investigate and repair several areas where probable leaks in the membrane (protective coating underneath landscaping beds) has apparently failed, this despite the fact that the building is technically no longer under warranty. Council was pleased with this decision and will monitor further actions taken with this regard.

CORRESPONDENCE

Correspondence received was reviewed and responded to by Council.

NEW BUSINESS

Gas leak / Tower 1

As referenced in the Resident Manager report, there was a recent incident whereby a gas line break within the building resulted in interruption of gas supply to the entire building. Council expressed concern regarding this situation, and requested clarification on several points:

- that it be determined whether there was any "code" violation or deficiency relating to original construction that should be identified.
- what remedial action can be undertaken to address this concern.
- whether this particular failure was unique to this unit, or whether further investigation on neighbouring units is warranted to determine the true scope of any possible problem.

The Property Manager confirmed that additional inspections of several related and adjacent areas to this unit should be undertaken to determine the "scope of the possible problem". The Property Manager also confirmed that a quotation has been received from the service trade whereby isolation valves could be installed to better enable portions of the building to be isolated should future repairs be necessary. The cost for this work would be \$11,000.00 (per Tower).

Water leak townhome unit

Council has been made aware of a water leak that appears to be resulting from an owner's improper use of an exterior hose bib (subsequent to this hose bib being winterized). Council was of the unanimous opinion that (if correct) such an action would be an infraction of the current Rules, and any damages resulting, would be considered an owner's responsibility.

Proposed Operating Budget

Council was in receipt of a proposed operating budget. As referenced earlier, Council recognizes that a modest operating surplus of \$30,000.00 is resulting from the fiscal year ending October 31, 2006. Proposed expenses for the upcoming year were discussed in detail, Council was in agreement that increases be warranted in several specific areas (specifically landscaping where suggested improvements had been earlier

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discussed), and that a separate reserve account for exterior building maintenance be established, that would better ensure that this important aspect of the building operations is being properly inspected and maintained. Council noted that these proposed expenditures would result in a 3.7% proposed increase in maintenance fees for the upcoming year. It was therefore moved/seconded that this budget be presented to the owners for their formal consideration at the upcoming general meeting. CARRIED.

Proposed resolutions

Council was also in agreement that a separate resolution be presented to the owners that would enable expenditures, traditionally considered too large to be contained in the context of an annual operating budget, be presented to the owners for their formal consideration, these issues including:

- pressure washing and painting of lower portions of the rear lane entranceways of both Towers.
- physical improvements, including replacement of a garbage gate enclosure on Tower 1, repairs to parkade ramp level, re-leveling of sidewalk pavers.
- several additional security improvements.

Council was in agreement that these “projects” be costed, and that a resolution be presented to the owners to enable these projects to be undertaken and completed in the upcoming year. CARRIED

It was further agreed that the date for the upcoming Annual General Meeting would be Tuesday, January 16, 2007. Owners should watch for separate notice of this meeting being mailed to all owners’ attention in the weeks ahead.

There being no further business, the meeting was adjourned at 7:00 p.m. The next scheduled meeting will be an owners’ general meeting to be scheduled for Tuesday, January 16, 2007 (notices mailed under separate cover).

Nathan Enns
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.