

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

Held on Tuesday January 31, 2006, 5:30pm
Within Penthouse #2,
989 Richards Street, Vancouver, B.C.

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| COUNCIL IN ATTENDANCE: | Ross Allen | President |
| | Shelley Prince | Vice-President |
| | David Rowan | Treasurer |
| | Craig Sinclair | |
| | Dennis Kelli | |

REGRETS:

| | | |
|---------------------------------|----------------|------------------------------------|
| SENIOR PROPERTY MANAGER: | Kevin D. Green | Crosby Property Management Ltd. |
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The meeting was called to order by the Strata Council President, Mr. Ross Allen at 5:32 pm.

Mr Allen then welcomed all of the Strata members and noted he looked forward to working with them and the Property Manager throughout the next fiscal year on the everyday dealings of the Strata Corporation.

GUEST BUSINESS

There was no Guest Business.

CARETAKER BUSINESS

The Strata Council then entered into a lengthy discussion with respect to all the staff currently employed by the Strata Corporation and reviewed wages, procedures, and other issues of this type. After further review it was agreed to officially review the wages of all employees within the next three months.

It was also agreed that a detailed procedural manual was required for all employees of the Strata Corporation for basic functions and services, and emergencies that would come up from time to time which required a protocol system for addressing. It was agreed that Council member Shelley Prince would spearhead this project in conjunction with the Property Manager and Resident Manager Conrad Ambida. It was noted that this would be a work in progress over the next few months and would only benefit the Strata Corporation in the future.

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APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was moved and seconded to approve the Minutes of the Council Meeting held December 8, 2005, as previously distributed. MOTION CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the months up to and including December 31, 2005 as previously distributed.

Mr. Dave Rowan noted he had reviewed the financial statement in detail and queried the Property Manager on two specific items which were then answered to the satisfaction of the Strata Council and Mr Rowan.

It was moved and seconded to adopt the financial statements for the months up to and including December 31, 2005, as previously distributed. MOTION CARRIED.

INVOICE APPROVAL

The Property Manager then provided information to the Strata Council as previously discussed regarding outstanding invoices owing to Onside Restoration and additional information contained within the agenda, what these expenses were for and if they would be the responsibility of the Strata Corporation.

With respect to the above it was moved and seconded to authorize payment to On site Restoration in full for the amount of \$16, 987.70 for work done on #502 - 969 which was deemed to be the responsibility of the Strata Corporation. It was also noted within the motion that this expense would be funded from the Contingency Reserve Fund as it was an emergency at the time and required payment. CARRIED

It was then moved and seconded to authorize payment to Onside Restoration in full in the amount of \$30,570.50 for restoration services and work at #2202 & 2302 – 969 all to be funded from the Contingency Reserve Fund. It was also noted that the Property Manager was then directed accordingly to pursue this units' content insurer regarding reimbursement of this expenditure where liability had already been assumed. 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.

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REPORT ON LITIGATION

In review of the above it was then noted that a settlement conference date had been confirmed for Strata lot #17 to be held at 11:15 a.m. on February 7, 2006.

With respect to the above matter and the outstanding \$2,500 insurance deductible being pursued in small claims court and upon receipt of information from the Strata Corporations insurance underwriter regarding a settlement offer from the liable party it was noted that the Strata Council anticipated receiving better than 85% of this claim in the near future.

With the above in mind it was then moved and seconded to discontinue the action in small claims court verses Strata lot #17 and duly enter this at the above settlement conference.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Action List

The Property Manager and the Strata Council then reviewed in detail the most recent and updated action list.

All items on the action list were reviewed on an individual basis and several additional items were added and brought forward for review at future meetings.

With respect to the action list it was agreed that all items had either been completed or were in progress and currently being carried forward.

CORRESPONDENCE

The Strata Council then reviewed one item of correspondence with respect to a clogged drain.

In review of the correspondence, it was noted that no additional action was required at this time.

NEW BUSINESS

A) BOSA Properties/ Small Claims Release

The Property Manager then provided appropriate documents with respect to a full and final release regarding the funds being recovered from BOSA Properties as previously mentioned in the past small claims action. Upon review it was agreed to execute the document formally. This was done and provided to the Property Manager to be forwarded to BOSA.

A special thank you was then offered to all Council members, current and past, for their work in respect to the small claims action which recovered \$2,500 from BOSA properties.

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B) Security Improvements

Pursuant to the past Annual General Meeting and the approved 3/4 vote resolution for security improvements the Strata Council was then presented with a quotation regarding additional cameras and increased security improvements in various areas around the Strata Corporation. Paying specific attention to price, reliability of contractor, actual equipment needed, areas around the complex of concern, and the funds available from the Strata Corporations operating budget over and above the approved \$5,000 was then moved and seconded and approved to proceed with the quotation from Casi to total approximately \$12,000.

It was noted that in this quotation would be for the installation of two additional cameras in specific areas, in-depth wiring, a new DVR and multi channel switcher system which would make the security system state of the art as available and as available within the Strata Corporation and allow access to video recording on a digital basis as needed.

C) Corporation Owned Suite Improvements

Pursuant to the past Annual General Meeting and the approved 3/4 vote resolution that was approved for corporation owned suite improvements the Property Manager then referred the Strata Council to a quotation received from all of the Strata Corporation owned suites regarding improvements such as painting, hard surface flooring, equipment, purchases and installation and other cosmetic and beautification items.

With the above in mind it was then moved and seconded and agreed to proceed with the quotation from In-line Projects totalling approximately \$8,500.00 including GST to attend to the suite improvements.

D) Elliptical Machine Purchase

Pursuant to the past Annual General Meeting and the approved 3/4 vote resolution, the Property Manager advised that the purchase of the additional elliptical machine was still currently being negotiated and it was anticipated that this would be done in the near future.

E) General Maintenance

A number of items of a general maintenance nature were brought to the attention of the Property Manager who advised he would take care of them via the Resident Manager and via the appropriate trade.

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There being no further business, it was moved/seconded to adjourn the Meeting at 7.05 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.