

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

Held on Tuesday, July 11, 2006 at 5:30 p.m.
Within Penthouse #2,
989 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Ross Allen Dennis Kelli David Rowan Craig Sinclair	President Treasurer
REGRETS:	Shelley Prince Dave McCurrach	Vice-President
GUEST:	Rahaul Khanna Rusti Asan	Owner, PH #1 – 969 Richards Resident Manager
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.

NEW PROPERTY MANAGER

Effective immediately, the assigned Property Manager for The Mondrian is Nathan Enns. Nathan's direct line is 604-689-6960. All other emergency contacts remain the same.

GUEST BUSINESS

Mr. Rahaul Khanna, owner of Penthouse #1, 969 Richards Street, was in attendance at this portion of this evening's meeting to discuss in detail the consequences and anticipated actions regarding a recent flooding incident, occurring June 26, 2006, which affected significant portions of an insuite hardwood floor. The Property Manager confirmed that necessary emergency restoration response has been completed, and that a scope of damages has since been received. Council noted that the majority of the damages were to the hardwood floor in the aforementioned penthouse unit, and that damages to the neighbouring unit below were minimal in nature. The cause of the flooding was a hose bib apparently damaged by frost during the winter months.

Concern was expressed regarding this incident occurring, this despite significant actions and protocol established by Council in the past to ensure that these exterior hose bibs are properly winterized. Physical samples of the hose bib cap in question were supplied by Mr. Khanna, and Council was in agreement that further investigation into this matter was necessary to determine why such an incident would occur. The Property Manager was asked to coordinate these additional investigations accordingly. Council was, however, in agreement that (pending several additional quotations for the aforementioned floor replacement being received), the identified repairs to Mr. Khanna's unit proceed as quickly as possible. At this time, Mr. Khanna removed himself from the balance of the meeting.

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RESIDENT MANAGER REPORT

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

- scheduled cleaning of the insuite dryer ducts was completed by National Air Technologies during the first two weeks of June
- miscellaneous pressure washing of areas within the courtyard of Tower #2 occurred. Unfortunately, the pressure washer broke down and was sent off site for necessary repairs.
This subject was discussed in greater detail under 'New Business'.
- necessary repairs to a minor water leak in the Group B locker room have been ongoing. As part of this effort, there was an interruption of electrical power, requiring additional inspection and action, the ultimate cause found to be a malfunctioning breaker panel.
- a new computer and printer have been purchased for the Manager's office. Efforts have been undertaken to transfer documents from the old computer system on to the new computer.
- complaints were received regarding received increase in "rodent activity" in the rear laneway area of the property; authorization was given for extra efforts by pest control trade to minimize this activity.
- a number of complaints were received regarding intermittent problems with the enterphone panel at Tower #2. A technician was called onsite to address concerns. No clear cause was discovered. Names were re-entered into the system accordingly.
- several owners reporting minor insuite ceiling stains or damages. These claims have been investigated individually, and are in the process of being addressed.
Strata Council would remind all residents that when the source of water leaks resulting in damages to other properties has been identified as resulting from an owner's actions or negligence, that the individual owner will be held responsible for all repair costs associated.
- during this period, there were three (3) incidents whereby water leaks from a unit resulted in damages to a neighbouring unit. In each case, the owner where the leak originated was found to be at fault, and correspondence has been directed to their attention accordingly, holding them responsible for associated costs.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 12, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the financial statements for the month of May, 2006, as distributed. CARRIED.

The Property Manager noted that an insurance settlement in the amount of \$26,470.00 was received in respect of an insurance claim for a loss filed in November, 2004. It was moved/seconded to place these funds within the Contingency Reserve Fund. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

The Property Manager noted that as per the previous minutes, the outstanding matter concerning Draulico Mechanical Maintenance, the aforementioned trade was accepting of the Strata Council's counter-offer to address unpaid invoices for work previously done at the Strata Corporation. As noted previously, Council was in agreement that the payment of \$4,000.00 be drawn against the Contingency Reserve Fund.

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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

Action list

As this is the first scheduled meeting for the newly appointed Property Manager, Nathan Enns, the Strata Council President explained the process and expectations relating to the ongoing “action list” which is compiled and used by Strata Council to determine ongoing issues of concern affecting the Strata Corporation.

Dryer vent cleaning/concerns

As referenced earlier, Council noted that the scheduled cleaning of the insuite dryer vents has been successfully completed. Several minor issues of concern occurred during this process, causing the trade to return for additional follow-up inspections.

Insuite ceiling stains

The Property Manager informed Council that three (3) unit owners have expressed concern regarding insuite ceiling stains. These have been inspected initially by the Resident Manager. No clear indication of any active leak has been discovered, although in several of these instances, the stains may be resulting from previously plugged dryer vents.

Council requested clarification of the possible source of damage, and that quotations be received for the anticipated repairs, prior to making any decision regarding responsibility.

Pest control

As referenced earlier, rats have become an unwanted problem in areas adjacent to the property. The pest control trade has provided a response of accelerated and additional services in an effort to address this problem.

Insuite concerns/previous flooding incident

An owner in a 9th floor unit expressed concern regarding several claimed outstanding issues of concern relating to a flood and subsequent restoration efforts occurring last summer. The Property Manager noted that as this file is still open, further conversation can be had with the assigned insurance adjuster to determine if any further action is appropriate or possible.

CORRESPONDENCE

Correspondence received was reviewed and responded to by Council. Several issues of concern and interest to the general ownership included:

- a townhome owner requested consideration that a recent move-in fee be waived, the rationale being that

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“the elevators were not used during this moving activity”. Council, whilst sympathetic to this request, was in unanimous agreement that as the Strata Corporation functions as a single entity, no special allowance can be made from the Bylaws for any particular residents of either apartments or townhomes, therefore the applied charge would stand.

- a townhome owner suggested a number of minor miscellaneous maintenance issues regarding additional pressure washing and landscaping efforts adjacent to the property. These comments were duly noted and passed on to the Resident Manager for his awareness and action.

NEW BUSINESS

Insuite flooding incidents

As referenced in ‘Guest Business’, there was a significant flooding incident affecting Penthouse #1 at 969 Richards, the cause of the incident being a damaged exterior hose bib. While permission has been granted for necessary repair work to proceed, Council will be further researching the cause of this incident, in an effort to determine whether or not the existing protocol must be changed in order to ensure that incidents of this type do not occur in the future.

The Property Manager noted that there was also another flooding incident affecting a penthouse unit in 969 Richards, although in this instance, the cause was owner-related, and the costs for repairs will therefore be considered an owner’s responsibility.

Irrigation system concerns

It has become evident during the past several weeks that the irrigation system was not functioning as originally intended. After some investigation, it was realized that additional repairs noted as being required last year, have in fact not yet been acted upon. The Property Manager confirmed that actions have been taken to get the system operational as quickly as possible. During this time, the Resident Manager and cleaning staff have been hand-watering plants in affected areas.

Pressure washing/options

Council expressed some frustration regarding the status of the current pressure washer, noting that it has, on several occasions, broken down, and is often out of commission for extended periods of time while it is being repaired. The Property Manager was requested to receive a quotation for a more durable and suitable pressure washer.

Leaf blower

Council was in agreement that a quotation be received for the possible purchase of a leaf blower as per the Resident Manager’s suggestion.

Parkade pressure washing

Council noted that it had been some time since the underground parkades have been pressure washed. The Property Manager suggested that quotations be received for such washing and presented for Council’s consideration at the next scheduled meeting.

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Manager's suite/transition

The Property Manager confirmed that an appropriate transition has occurred with the previous Resident Manager vacating his suite, that appropriate inspections did occur, and that the current Manager is now in the process of moving into his suite.

Gas options

Council President, Ross Allen requested that additional information be provided by the Property Manager for the Strata Council regarding possible alternatives to purchasing natural gas, this consideration being given in an effort to better ensure budget stability for the upcoming fiscal year.

There being no further business, the meeting was adjourned at 7:00 p.m.

The next scheduled Council meeting will be held on Tuesday, August 22, 2006, at 5:30 p.m.

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.