

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

Held on Monday, June 12, 2006 at 5:30 p.m.
Within Penthouse #2,
989 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Ross Allen Shelley Prince Dennis Kelli	President Vice-President
REGRETS:	David Rowan Craig Sinclair	Treasurer
GUEST:	Dave McCurrach Rusti Asan	Unit #2603 – 969 Richards Resident Manager
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 p.m.

GUEST BUSINESS

Mr. Dave McCurrach, the owner of Unit #2306 – 969 Richards Street, was present and expressed his interest in becoming a member of the Strata Council.

After a brief review, and after further discussion with the Strata Council (noting that there were vacancies on the Strata Council at this time), it was moved/seconded to appoint Mr. Dave McCurrach as a member of the Strata Council, effective immediately.

Mr. Ross Allen, Council President, then welcomed Mr. McCurrach to the Strata Council and to the meeting and then proceeded with the regular business at hand.

CARETAKER BUSINESS

Mr. Rusti Asan, the newly appointed Resident Manager, was present at this portion of the meeting to introduce himself to the Strata Council and discuss a few issues regarding the complex.

The Property Manager noted that he had previously provided a copy of the Resident Manager's Report as prepared by Rusti Asan to all of the Strata Council members. Council confirmed that this had been received, reviewed and noted that it was detailed to a satisfactory degree.

After a few additional discussion items, Mr. Asan was thanked by the Strata Council and left the meeting.

The Property Manager provided information to the Strata Council regarding the termination of Conrad Ambida and the hiring of Rusti Asan, the training which had taken place, general procedural items and other

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areas which would be attended to during the first few months of Rusti's employment.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Council Meeting held May 1, 2006 as previously circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the months up to and including April 30, 2006 as previously distributed.

The Treasurer, along with the Council President, noted that they had queried the Property Manager on two specific items regarding Strata Corporation income which had been responded to and reported back to the Treasurer. There being no additional action with respect to these matters, it was then moved/seconded to adopt the financial statements for the months up to and including April 30, 2006 as previously distributed. CARRIED.

Draulico invoices

The Property Manager then noted that Draulico Mechanical Maintenance were still enquiring to the Strata Council with respect to outstanding invoices totalling \$5,000.00 for previous work done at the Strata Corporation.

Although these invoices were quite old (and these were outstanding issues of concern), it was agreed that the service provided to the Strata Corporation in the past had been completed. The Property Manager was therefore authorized to offer partial payment in the amount of \$4,000.00 as full and final payment.

It was also noted that the above expense, if accepted by Draulico, would be paid and expended from the Contingency Reserve Fund as authorized by the Strata Council.

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

Action list

The Property Manager and the Strata Council then reviewed the most current action list contained within the agenda.

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All appropriate items were updated and attended to as required, and it was agreed that a new or current action list, once amended, would be forwarded to all of the Strata Council members and to the Property Manager.

Mechanical maintenance

The Property Manager then referred the Strata Council to correspondence contained within the agenda from Latham's Plumbing noting some internal mechanical maintenance wiring problems which had originated from the original construction of the building.

It was noted that the Property Manager had authorized \$500.00 for investigation and direction of this matter, and it was agreed that this was the appropriate initial course of action. The Strata Council requested written documentation from the Property Manager noting the exact specifics of the required repairs and who was at fault, being either the original installer or the mechanical maintenance firm prior to Latham's.

CORRESPONDENCE

There was no current correspondence.

NEW BUSINESS

Property Manager's vacation

The Property Manager then advised the Strata Council that he would be away on vacation from July 3 to July 14, 2006. It was noted that a replacement back-up Property Manager for day-to-day duties and emergencies would be assigned but the Strata Council was advised that the best contact would be the Resident Manager, Mr. Rusti Asan.

Front entrances/pest control

It was then noted that several areas around the front entrances of both buildings were experiencing problems with flies, wasps and other pests. The Property Manager was requested to speak with the onsite staff and have these areas cleaned and/or pressure washed more frequently to possibly avoid this concern.

Summer barbeque

The Strata Council noted that it would be appropriate in establishing a sense of community and friendship for residents within the building to have a summer barbeque. After discussion regarding the operating budget, summer vacation and available dates, it was agreed that a summer barbeque would be held in the courtyard area between the two buildings on Sunday, August 27, 2006 from 3:00 p.m. to 7:00 p.m.

Additional notices will be provided to the ownership but it is anticipated that the Strata Council will provide refreshments and food. It is hoped that this get-together will help all residents meet their neighbours and members of the Strata Council. All residents are invited – this includes owners and tenants. Notices will be provided to the ownership in due course.

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Corporation equipment

The Property Manager then noted that at this time, and upon review of the Strata Corporation's physical equipment within the office and further after speaking to the newly hired manager Mr. Rusti Asan, that some items are required.

A new computer, along with an additional printer and also an additional cellphone and some two-way radios were all required items to effectively improve communication within the Strata Corporation and ensure the building systems themselves ran properly.

With the above in mind, the Strata Council approved \$1,000.00 for the purchase of a new computer as able, and additional funding for a cellular telephone, two-way radios, a new printer and some other minor office equipment as needed.

There being no further business, the meeting was adjourned at 6:20 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.