

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

Held on Monday, March 20, 2006 at 5:30pm
Within Penthouse #2,
989 Richards Street, Vancouver, B.C.

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

GUEST BUSINESS

There was no Guest Business.

CARETAKER BUSINESS

The Property Manager then referred the Strata Council to the previously provided detailed written Resident Manager's report as prepared by Conrad Ambida. The report itself was reviewed in detail and after some discussion on a few minor procedural items and areas to be attended to, it was agreed that there were no major items requiring review or discussion with respect to the report itself.

The Strata Council further discussed in detail a recent meeting which had been held between Council Vice President Ms. Shelley Prince and the Property Manager with respect to emergency procedures, protocol and regular procedural items to be followed by the Resident Manager and all staff on site. It was noted that there were some changes and adjustments to be made and attended to by all of the on site staff, via the Resident Manager and it was agreed that Shelley Prince, along with David McCurrach, a past Council Member and the Property Manager would further streamline and implement a list of protocol's, emergency procedures and regular day-to-day building procedures for this purpose and present them to the Resident Manager to be followed and attended to immediately.

It was also noted that there were two recent occurrences within the building with respect to repairs and maintenance and the new procedures, which were currently in draft, could be used on a trial basis and it was agreed that this would be attended to as soon as possible.

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Further discussion took place regarding the on site staff, the quality of work being received from the janitorial employees and also the Resident Manager himself. In review of the past work history and the current Strata Corporation's operating budget, it was agreed to increase the payroll of each janitorial staff member by \$1.00 per hour, effective April 1, 2006. It was also agreed that reviews would be done for all staff annually.

In further discussion with respect to the Resident Manager, it was agreed that no increase would be given at this time, pending the results of the procedural and protocol items to be implemented as noted above.

APPROVAL OF COUNCIL MEETING MINUTES

There being no errors or omissions, it was then moved/seconded to approve the Minutes of the Strata Council Meeting held on January 31, 2006 as previously circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager then introduced the financial statements for the month up to and including February 28, 2006 as previously distributed.

The Treasurer, Mr. David Rowan, then noted that he had reviewed the statements in detail, presented written questions to the Property Manager, which had been answered and after some further discussion, noted that he recommended approval.

It was then moved/seconded to approve the financial statements for the month up to and including February 28, 2006 as previously distributed. CARRIED.

A) Insurance Renewal

The Property Manager was then pleased to report that the annual renewal quotation for the building insurance from Stewart's Insurance Services Ltd. had been received for a quoted premium of \$60,324.00.

It was noted that the Strata Corporation's insurance premium over the past year was \$59,355.00 and the annual budget for the upcoming fiscal year, as approved at the Annual General Meeting, was \$72,000.00. This was excellent news and after further review it was agreed that no additional action was required at this time.

B) Creative Door

The Property Manager then noted that he had recently received several invoices from Creative Door for work to the first garage gate at the entrance to the underground parking area. It was noted and understood by the Strata Corporation that the garage gate was on a two year full warranty and any invoices of this type may be inappropriate.

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After additional discussion and after a review of the invoices themselves, it was agreed that none would be paid at this time, but a meeting would be set up with the owner of Creative Door, members of the Strata Council and the Property Manager to get some clarification and confirmation on the warranty and as to why the garage gate was continuing to fail.

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

The Property Manager was pleased to report that a settlement had been agreed and approved by the Strata Corporation's insurance underwriter with respect to the past water damage which had resulted from strata lot # 17. The amount recovered was 79% of the original loss and the exposure of the Strata Corporation being \$2,500.00 was being recovered in the amount of the above percentage. This will result in an approximate \$1,900.00 payment to the Strata Corporation in the near future, which would be credited back to the contingency reserve fund as this was originally where the insurance deductible expenditure had been funded from.

BUSINESS ARISING FROM PREVIOUS MINUTES

A) Action List

The Strata Council then reviewed the current and up to date action list. Each item on the list was identified and discussed, several items closed and several items added with respect to areas and services to be attended to by the Property Manager, the on site staff and the Strata Council.

It was also noted that two Strata Council Members would be amending and adjusting the Welcome Package to be sent to all new residents and it was anticipated that this would be attended to upon the receipt of the information from the Property Manager, so that the Welcome Package itself could be customized for LMS 4383, The Mondrian.

B) Fire Safety Equipment

The Property Manager then referred the Strata Council to correspondence contained within the agenda from Edwards Fire Safety Systems noting that it was the appropriate time of year, pursuant to the British Columbia Fire Code, to have all fire safety equipment within the building tested.

Paying specific attention to price, reliability of contractor and previous work history in conjunction with the Strata Corporation's operating budget, it was agreed to proceed with the quotation from Edwards totalling approximately \$8,000.00.

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C) Entrance Signs

The Property Manager then referred the Strata Council to a quotation contained within the agenda for repairing and upgrading The Mondrian entrance signs at both buildings at the front exterior lobby areas.

Paying specific attention to price, the Strata Corporation's operating budget and the available funds and further, being early into the current fiscal year, it was agreed to table this item until a future Strata Council Meeting.

Notwithstanding this decision, it was agreed by the Strata Council that the aesthetic appearance and property value of the Strata Corporation was important and must be maintained and upheld at all times and this was a matter that the Strata Council would be seriously considering in the future.

CORRESPONDENCE

The Strata Council then reviewed several items of correspondence sent to or received to the date of the meeting.

The items of correspondence made reference to insurance requirements, parking and other items affecting the security and general maintenance of the common property.

In review of all items of correspondence, it was agreed that no additional action was required at this time.

NEW BUSINESS

A) Elevator Phone Repairs

The Property Manager then referred the Strata Council to a quotation contained within the agenda from Webb Electronics Inc. with respect to the replacement and/or repair of the broken elevator phones in the 989 building. It was noted that there were two possible options with respect to this matter, but one would be the most cost effective and appropriate totalling approximately \$4,000.00, inclusive of GST, to have the phones replaced with a push button communication system, similar to the one in the 969 building.

After further review it was agreed that this maintenance item and repair was absolutely required and the Property Manager was directed accordingly to proceed.

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B) Storage

Residents are hereby advised that many items such as batteries, tires, wood and other inappropriate items are being stored contrary to the rules and bylaws of the Strata Corporation within the residents individual parking stalls and in other areas of the common property. This creates a fire hazard, detracts from the general appearance of the common property and decreases the property value. Residents are kindly asked to ensure that no items, except for vehicles, are stored in any of the above noted locations.

There being no further business, it was moved/seconded to adjourn the meeting at 6:44 pm. The next meeting will be held on Thursday, April 20, 2006 at 5:30 pm.

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.