

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

Held on Monday, October 23, 2006 at 5:30 p.m.
Within Penthouse #2
989 Richards Street, Vancouver, BC

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

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

- on September 28, 2006, the canopy in the rear lane by the Art Gallery was inadvertently damaged by a truck, resulting in significant damage to the canopy. The individual causing the accident assumed responsibility, and repairs are underway, although the Property Manager confirmed that it would be some weeks before the actual work can be scheduled.
- in a similar incident, a large truck in the rear lane damaged an exterior light fixture. Here again, the driver responsible assumed responsibility. *The Property Manager provided quotations for installations of several large "bollards" (metal posts) which could be placed at several areas of the property (under the aforementioned canopy, and also on the corner adjacent to the 969 rear entrance way) in an effort to minimize these types of incidents from occurring in the future. Council was in agreement with this suggestion and authorized said installation accordingly.*
- pressure washing of underground parkade was completed October 10/11, with further efforts being provided by the janitorial staff.
- water leaks in several areas of the parkade have been noted, in one instance they were relating to the building's irrigation system (and have since been repaired). In several other instances, this ingress is relating to "hydrostatic pressure", and will require spot "injections" to minimize this activity.
- with the recent rains, a water leak in M2 roof top mechanical closet was noted, a roof repair company was contracted accordingly to determine the source of said leak.
- Intermittent problems are still occurring with the intercoms, particularly in Tower 2, despite attempted remedial actions being taken by the Resident Manager.
- the emergency fire panel in Tower 2 has been noted as requiring some repairs or upgrades, quotations and a full assessment of possible actions necessary are in the process of being received.

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APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 27, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the month of September 2006 as distributed. CARRIED.

The Property Manager confirmed that as per Council's previous directive, correspondence has been forwarded to several owners in significant arrears (in excess of 90 days and in excess of \$500.00) indicating that electronic access to the property would be discontinued should full payment of their accounts not be provided by November 1, 2006.

Council discussed the issue of considering possible options regarding the purchasing of natural gas for the upcoming year, and was in agreement that the Property Manager secure the most attractive price at stable rate for the short term, with an eye to further consideration for long term commitments being reconsidered in the spring of 2007.

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

Aside from the issue noted in the September 27, 2006 Minutes, the Property Manager confirmed that 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:

Conciliation meeting

Council President, Ross Allen, confirmed that on October 3, 2006, a meeting with the Council representative, the Property Manager, and owners and tenants from two units in Mondrian 1 met to discuss an ongoing issue of concern regarding alleged excessive noise. This meeting took place in an effort to address a long outstanding issue of concern. The consensus from all parties was that this meeting was a worthwhile effort, and Council is hopeful that this matter has now been resolved to a satisfactory degree. The Strata Council was in agreement that regarding the issue of occasional noise complaints, that residents should to the best of their ability, or to the degree that they are comfortable in doing so make an attempt to personally contact the individuals causing any "alleged" concerns. The Resident Manager can be contacted

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to assist with providing access as may be required. The Strata Council, or the Property Manager, will if necessary become involved should this initial action prove not satisfactory, however, the Strata Council would remind all residents that while “peaceful enjoyment of one’s strata unit” is a legitimate expectation, that occasional noise as a result of many individuals living in close proximity in a condominium setting, is also a reality, and that noise in itself cannot be considered excessive, or an issue requiring remedial action by third parties.

Security review

As per previous request from the Strata Council, the Property Manager confirmed that a security consultant is being contracted to provide a formal assessment and review of the buildings’ overall level of security. A report, including recommendations is anticipated to be available for the next scheduled Council meeting.

Building issues

Several issues requiring Council’s review were brought forward for consideration, specifically:

- a recommendation from the mechanical service trade that improvements be made to the existing copper tubing servicing the cold water booster pumps in Tower 2, the cost being \$1,500.00. *Council was in agreement with this suggested improvement and authorized said work to proceed.*
- a quotation from the trade servicing the parkade gates was received regarding possible security improvements. *Council was in agreement that further action as suggested be deferred pending additional comments from the anticipated security review and report.*
- quotations are being received for the necessary repair of a number of damaged lockers.
- some concerns were expressed by Council regarding the noted servicing of the garbage bins, particularly with Tower 1, the suggestion being made that they are not in fact being serviced on a regular basis as was originally promised.

Flushing of drain stacks

Council is aware that several drain stacks within the buildings require a regularly scheduled “flush” to ensure that blockages and potential flooding situations do not arise (as has previously been the case). The Property Manager was requested to ensure that this issue of concern be properly identified, and that this particularly action be scheduled to occur on a timely basis.

Common area improvements

As per discussion in previous Council Minutes, the Property Manager confirmed that quotations are in the process of being received to better identify the scope of possible improvements to several exterior areas of the building, specifically the rear lane entrance ways, landscaping (both in the rear and front areas of the buildings) and improvements to the boulevards on Richards Street. Further information on these proposals are anticipated for the next scheduled meeting. Council President, Ross Allen, proposed that a mandate for the upcoming year, should be that a “zero tolerance” policy be adopted whereby any small ongoing issues of concern, or irritation, be identified and dealt with in a positive way promptly, so as to improve the overall appearance of the strata building and grounds. Council was in unanimous support of this recommendation, and requested that this type of expectation be properly reflected in the proposed operating budget for the upcoming year.

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CORRESPONDENCE

Correspondence received was reviewed and responded to by Council.

NEW BUSINESS

Property damage / Real lane canopy

As referenced in the Resident Manager's report, the canopy adjacent to the Art Gallery in the rear lane of Tower 1, was struck by a passing truck, and suffered significant damage. The Property Manager confirmed that an insurance claim has been made, and that efforts are underway to have these damaged areas fully restored, further noting that the driver responsible had appropriate insurance, and will be assuming full responsibility for all costs incurred. In an effort to avoid future incidents of a similar nature, it was proposed that concrete "bollards" be installed underneath the exposed corners of aforementioned canopy, the costs associated with this installation being \$1,000.00. Council was in agreement with this proposal and authorized said work to occur immediately.

Proposed operating budget

Council was in receipt of a proposed draft operating budget, and was in agreement that Council Treasurer, David Rowan and the Property Manager meet in the weeks ahead to further review both anticipated expenditures for the year ending October 31, and to propose budget figures for the upcoming fiscal year.

Long term planning

As part of the process in preparing a budget for the upcoming year, Council was also in agreement that efforts be undertaken to better identify and plan for the long term needs of the building. The Property Manager was requested to have a mechanical service trade provide a capital replacement analysis and study on the building mechanical operating systems: a similar request will be made for the trade servicing the buildings' emergency fire safety systems. It is Council's intention that this information, along with proposals resulting from the earlier referenced common area improvements be presented to the owners for their formal consideration or ratification at the next scheduled General Meeting.

Resident Manager review

Council noted with some satisfaction the performance to date of the Resident Manager, Rusti Asan. The Property Manager confirmed that a review had earlier taken place, and that an adjustment to the Manager's salary (in keeping with the operating budget, and as per Council's directive) had been implemented. Council is very pleased with the efforts of the Resident Manager and looks forward to a long and positive working relationship.

Elevator monitors / Cameras

Council is aware of a company that is offering to install video monitors and wireless surveillance cameras in elevators at no cost to the Strata Corporation (revenues are received from advertising sources). The Property Manager confirmed that this offer has proven to be attractive and successful, noting that several large buildings in the immediate neighbourhood have taken advantage of this installation. Council

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expressed strong interest on this matter and requested further information prior to making a final decision.

Carpet cleaning

The Property Manager confirmed that quotations have been received regarding necessary cleaning of common area carpets. This activity will be scheduled to occur sometime in November, residents should watch for notices regarding this activity being posted in the weeks ahead.

There being no further business, the meeting was adjourned at 7:00 p.m. The next scheduled Council meeting will be held on Monday, November 20, 2006 at 5:30 p.m.

Nathan Enns
Senior Property Manager
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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.