

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

Held on Monday, April 23, 2007 at
Within Penthouse #2
989 Richards Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Ross Allen Craig Sinclair David Rowan Dennis Kelli Shirley DeBons	President Vice President Treasurer
REGRETS:	Nier Shapiro	
PROPERTY MANAGER:	Marianna Pandy	Crosby Property Management Ltd.

The meeting was called to order at 5:45 p.m. by the Strata Council President, Ross Allen.

The Strata Council accepted resignation of Strata Council Member Talia Mann for personal reasons.

RESIDENT MANAGER REPORT

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

1. Scheduling of annual fire inspection and window washing are underway. The annual fire inspection will be held May 9th, 2007. The Resident Manager will be distributing notices. Crosby Property Management will mail notices to non – resident owners.
2. Lower window hit by U – Haul truck on the 28th of September has been completed by Belfour Restoration on April 17th, 2007.
3. Power washing of underground parkade. The visitor parking stairs from back lane to the visitor parking rear lane and ramps were all performed by the Resident Manager and assisted partially by janitors, Paul and Roke. The job was performed between April 3rd and April 17th.
4. A number of minor in-suite leaks that have had sources identified and corrections/repairs made
5. Power washing performed of garden walkways, planter and decks. The townhome decks in upper garden townhome #5, #6, #7, #8, #9 and #20 were all power washed by the Resident Manager and assisted partially by the janitors. This was performed on April 18th, 2007.
6. Quarterly touch up painting of hallways, i.e. chipped areas scratches and stains. Job performed by A&B Painting in both towers between April 17th and April 20th.
7. Commissioning unit, #CU – 1 for electrical vault of M2 by parking stall 130, P2B is experiencing a worn bearing. This has been repaired by Latham's Mechanical. Job completed March 7th, 2007.
8. Strata Council also reviewed the summary of pending items and will be continuously reviewing this at Strata Council Meetings.
9. Strata Council noted that several owners will be charged back for damages caused as a result of in suite bathroom or ceiling leaking.

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APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 5th, 2007 as circulated. CARRIED.

As there was no quorum of the Strata Council, the March 2007 Meeting did not proceed.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January, February and March 2007 financial statements. 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.

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

1. Review of Directives
Strata Council reviewed directives given to the Property Manager and the Resident Manager and concluded that items that have been completed are satisfactory. Pending. Items will be reviewed again at the next Council Meeting.
2. Garbage Room Door Improvement
It was moved/seconded to approve quotation task from JK Door Services to install a new garage room door as well as complete some minor concrete repairs. ALL IN FAVOUR. CARRIED.
3. Dryer Duct Vents
It is important for all owners and residents to be aware of and perform regular dryer vent maintenance procedures to avoid the cost of repairing your unit or your neighbour's. Repairs for water condensation damage to private or common area property **will be charged back to owners** if evidence is found of lack of care and maintenance. At a minimum, residents should perform the following maintenance procedures:
 - Clean dryer vent trap of all lint **before each** drying cycle
 - Ensure technicians have access to your unit (if required) during regularly scheduled vent cleaning services (these are scheduled twice per year now)
 - Do not overload your dryer during a drying cycle
 - Ensure that your vent booster fan is operational (it turns on automatically during the latter part of a dry cycle and remains on for about 5 minutes after the cycle has finished)
 - Once per month, run a dry cycle for 30 minutes **with the dryer empty** to remove any condensation
 - In the event staining appears on your or a neighbour's ceiling contact the resident manager immediately for assistance.

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4. Landscaping Upgrades

Strata Council President, Ross Allen, provided the Strata Council with latest update with respect to landscaping upgrades in the front of the building as well as the Nelson Street side. It was noted that proposals from three landscaping companies will be forthcoming for the next Strata Council Meeting. Strata Council will then review and make decisions based on proposals.

5. Exterior Painting Projects

The Property Manager is gathering additional quotations for exterior building washing and painting of building rear and front. The Strata Council President had met with a painting company to determine the exact scope of services. Upon confirming, a third quotation will be obtained. This will be discussed at the next Strata Council Meeting.

CORRESPONDENCE

Strata Council reviewed correspondence received with respect to the following:

1. Strata lot owner requesting the Strata Corporation to reverse move in charges. The Strata Council will respond via mail and would like to advise that the move in/move out charges apply to all owners regardless of whether or not it is a furnished suite or a town-home. The \$100.00 fee is an administration fee which covers any potential damages to common property including courtyards, stairwells and front doors. The move in fee is not only for booking the elevator.
2. An owner requesting to reverse charges. The Strata Council advised the charges will be reversed upon review of this particular case.
3. Partial reversal of charges. Upon review, Strata Council determined that they will agree with this owner's suggestion to split the cost. Owners will be informed in the form of a letter.
4. The Strata Council received a notification from a unit regarding a noise complaint. The unit owner will be thanked for complying with request and bylaws and Council encourages good neighbourly spirits and community strata living. The offending unit resident has been notified and will be monitored for compliance.

NEW BUSINESS

1. Building Maintenance Plan

The Strata Council noted that windows are being washed by Champion Window Cleaning. Exterior building washing, caulking and inspection proposals are being reviewed. The Strata Council will make a decision in the next Council Meeting as to which contractor will perform the job.

2. 5 Year Building Envelope Review – Mondrian II


It was moved/seconded that a five year building envelope review proceed by Spratt & Associates Engineer Ltd. prior to the five year warranty date. ALL IN FAVOUR. CARRIED. The importance of the five year envelope reviews is such that upon inspecting the exterior of the building, deficiencies will be forwarded to Bosa Properties. Corrections under warranty are generally at no cost to the Strata Corporation. CARRIED. Notices will be posted prior to the engineers being on site.

3. Suite Door on Mondrian II

The Strata Council advised that the Resident Manager is to look after the exit door on M II off the elevators as it does not close. The Property Manager will advise the Resident Manager to repair.

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There being no further business, the meeting was adjourned at 6:53 p.m. The next meeting will be held on Monday, May 14, 2007, at 5:45 p.m. within Penthouse #2.



Marianna Pandy
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.