

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

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Held on Wednesday, August 22, 2007 at 5:45 p.m.  
Within PH #2  
#989 Richards Street, Vancouver, B.C.

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

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The meeting was called to order at 5:50 p.m. by the Council President, Ross Allen.

**CARETAKER BUSINESS**

The Resident Manager reported on the following items from July 19<sup>th</sup> to August 21<sup>st</sup>, 2007:

1. Hot tub jets in the pool area were replaced Imperial Paddock Pools.
2. Faulty concrete planter in the back garden area was repaired by Inline Projects as approved by the Strata Council.
3. Steam room has been repaired by Latham's Plumbing.
4. Several reports of various floods and insurance claims were applicable.
5. Power washing and painting of the exterior of the building were performed by Remdal Restoration between August 13<sup>th</sup> and August 18<sup>th</sup>.
6. Sump pumps pipe and valve were broken and repaired by Latham's Plumbing after water pumped out of the pump pit.
7. Elevators in M1 reported several break downs which have been forwarded to Thyssen Krupp Elevators.
8. A series of acts of vandalism have been reported to the Strata Council.
9. Vancouver Health Department's annual inspection at spa and tub area on August 21<sup>st</sup> confirmed that amenities passed the inspection.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held on July 19<sup>th</sup>, 2007 as circulated.  
**CARRIED.**

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the July 2007 financial statements. CARRIED. There was a discussion with respect to accounts receivables and a collection of outstanding charges, strata fees or special levies for various accounts. The Property Manager reported that letters have been sent out and the Strata Council is anticipating that the owners will cooperate in paying all of their outstanding charges back to the Strata Corporation. Strata Council, in particular, discussed an account with a chargeback of insurance deductible and noted that as this charge has been applied in accordance with the bylaws and the Strata Property Act.

**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  
The Strata Council reviewed the directives given to the Property Manager and concluded that all items have been completed satisfactorily. Pending items will be reviewed again at the next Council meeting.
2. 5 Year Building Envelope Review  
The Strata Council is awaiting a list of warranty items and building maintenance items from Spratt & Associates. Once the list is received, it will be forwarded to the warranty provider as well as Bosa Properties.
3. Parkade Leaks  
The Strata Council deferred this item to the next meeting as further quotations are required.
4. Dryer Duct Cleaning  
National Air Technologies are scheduled for November 2007.

**Minutes of the Council Meeting  
The Owners Strata Plan LMS 4383  
Held on August 22, 2007**

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**CORRESPONDENCE**

The Strata Council has reviewed all received correspondence and letters will be sent to the owners pertaining to these matters with the Strata Council's decision. Some of the issues that were addressed were:

1. dryer venting
2. Outstanding fees and chargebacks
3. Request to reverse fines
4. Request to reverse charges
5. Flood reports.

**NEW BUSINESS**

1. Electrical Vault Cleaning  
Electrical vault cleaning, a mandatory service, will be performed on September 21<sup>st</sup> and on September 28<sup>th</sup>, 2007. Notices will be posted.
2. Approval of Repair Quote for Unit 1401  
Strata Council discussed and requested an additional quote. This will be reviewed prior to the next meeting and approval will be recorded in the minutes of the next Council meeting.
3. Sump Pump Repairs  
The Strata Council is awaiting a detailed report from Latham's Mechanical with this respect.
4. Fob Audit and List of Fob Numbers  
Strata Council advised that a list of fob numbers exists and is with the Resident Manager. The audit was performed several years ago by the Strata Council and the list is kept on site. The Property Manager will follow up with Rusti to ensure the list is found and kept current. This item will be further discussed in the next strata council meeting.

**Owners purchasing new fobs must record the fob numbers with the Resident Manager, Rusti, to ensure the list is kept current and ensure security at the Mondrian. Please contact Rusti at 604-669-1879 or mondrian@novuscom.net**

5. Insurance Claim – Large Flood  
The Strata Council was in receipt of a report of a larger flood caused by a leaking hose bib on a patio of a unit Mondrian II. An insurance claim has been filed and the insurance adjustor will attend the site to assess the damages. The emergency repairs have been performed by Phoenix Restoration and Latham's Mechanical have attended to repairing and/or replacing the hose bib. The insurance adjustor and the project manager from Phoenix Restoration will be in touch with the individual owners. The Strata Council requested that a detailed report from Latham's Mechanical be received to determine whether or not the insurance deductible will be charged back to a strata lot owner.

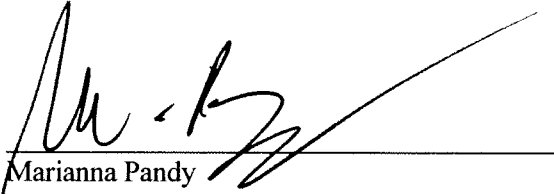
**Minutes of the Council Meeting  
The Owners Strata Plan LMS 4383  
Held on August 22, 2007**

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6. Resignation of Council Member

The Strata Council accepted the resignation of Neir Shapiro. Council thanked him for his time on the Council.

There being no further business, the meeting was adjourned at 7:35 p.m. The next meeting will be held on Wednesday, September 19, 2007, in PH 2, 989 Richards Street.



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Marianna Pandy  
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.**