

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

Held on Wednesday, December 19, 2007 at 6:30 p.m.
Within the Cioppino's Restaurant
Vancouver, B.C.

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

The meeting was called to order at 6:45 p.m. by Council President, Ross Allen.

RESIDENT MANAGER'S REPORT

The Strata Council reviewed the Resident Manager's monthly report and noted the following outstanding items requiring Strata Council's attention or authorization:

- Minor gas leak within a unit has been investigated and repaired by Latham's Mechanical. The Strata Council has decided they will discuss this matter further at their first Council meeting after the AGM.
- Pavement in the rear lane of M2 loading zone will be repaired by Right Handyman.
- Repairs after Latham's conducted repair to the PRV. The Strata Council requested that the Resident Manager arranges to have the repairs done by Rudy Fehr.
- Rear loading zone off of M1 slabs are coming loose again. The strata lot owner has proposed laying of concrete. As for the rest of the loading zone, Council had agreed this is a great idea and asked that the Resident Manager obtain a price for the next Council meeting.
- Soffit repairs as reviewed by Bemco Building Envelope Maintenance, a price will be provided for repairs on several areas of common property. This will be reviewed at the next Council meeting.
- All five intercoms on M1 and M2 lost most of the names due to the power outage of September 20th and 27th. Chubb Security and Acme Security are to provide quotations. The Strata Council requested that Dennis Kelli volunteer for this task. Chubb Security will also be requested to forward their quotation. This will be reviewed at the next Council meeting.
- Outstanding Mechanical Repairs - Latham's provided the Strata Council with several quotations. The request of the Council was such that a secondary quotation be obtained from the DMS Mechanical. This will be reviewed at the next Council meeting.

The Strata Council also reviewed the list of completed items and deemed them satisfactorily performed.

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APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held November 21, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the October 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
The Strata Council reviewed directives given to the Property Manager and/or Resident Manager and concluded that all items have been completed satisfactorily. Pending items will be reviewed again at the next Council meeting.
2. Townhome #9 – Electrical Problems, Latest Update
The Strata Council approved to proceed with Houle Electric and requested that a sample of cable and chunk of concrete be saved as they will be most likely taking action with the developer. It is very important that this problem be repaired as it has been affecting townhome #9 for some time. As per the Strata Property Act and Bylaws of LMS 4383, the Strata Council requires access to several units in order to repair the problem. Owners will be responsible to ensure they are providing access as outlined in the notices which will be delivered to units and posted in common areas. The Strata Council thanks everyone in advance.
3. Remdal Painting
Exterior painting has been completed by Remdal Painting.
4. Interior Touch-up Painting
The Strata Council was in receipt of a quotation from Remdal Painting which will require further clarification. A secondary quotation from ANB Painting will be obtained. The Resident Manager will be requested to undertake this task and forward prices to Council as soon as they are available.

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The interior touch-up painting should happen quarterly and be arranged automatically by the Resident Manager.

4. Fob Audit
Dennis Kelli, Council member reported that he is still working on getting a quotation from Acme Security. This will be reviewed at the next Council meeting.
5. Latham's Quotation
The Strata Council requested that a quotation from DMS Mechanical be obtained and will be reviewed at the next Council meeting.
6. Stolen Paintings
Shirley Debons, Council member reported she will be looking into and reporting further in the January Council meeting.
7. Exterior Fixtures
Two light fixtures will require replacement in the exterior common areas. Several quotations have been obtained and the Property Manager is requesting that Right Handyman provide a revised quotation. Work will commence within the month of January.

CORRESPONDENCE

The Strata Council was in receipt of correspondence regarding the following:

1. Continuous problems with owner or tenant throwing cigarette butts over balcony and onto common areas – The Strata Council will place a \$200.00 bylaw fine as this is a serious bylaw infraction.
2. A letter from Art Gallery was received and the Strata Council invited the person to attend the next Council meeting.

NEW BUSINESS

1. AGM Agenda
The Strata Council discussed in detail the upcoming Annual General Meeting and what they're considering placing on the AGM agenda.
2. Bylaw Changes & AGM Date
The Strata Council noted two AGM bylaws which will be included in the notice. Notice of the Annual General Meeting will be delivered to all owners in accordance with the Strata Property Act via mail 21 days in advance. The AGM has been booked for January 27, 2008.

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3. Bemco Review & Pending Reports on Various Areas of Concern

The Strata Council reviewed the Bemco report and noted that the areas of concern are not a structural warranty. Council requested that prices be obtained from Bemco. This will be reviewed at the next Council meeting.

4. BCOAMA

It was moved/seconded for the Strata Corporation LMS 4383 to join BCOAMA. All in Favour. Carried. The Strata Council believes this will be beneficial in terms of keeping up to date with the industry.

There being no further business, the meeting was adjourned at 7:25 p.m.

The next Council meeting will be at the Annual General Meeting held January 29, 2008 at 7:00 p.m., registration commences at 6:30 p.m. The venue is The Capilano Room at the Holiday Inn Hotel & Suites, 1110 Howe Street, Vancouver, BC.



Marianna Pandy
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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.