

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

Held on Tuesday, February 6, 2007 at 5:30 p.m.
Within Penthouse #2
989 Richards Street, Vancouver, BC

COUNCIL IN ATTENDANCE:

Ross Allen	President
Craig Sinclair	Vice President
David Rowan	Treasurer
Dennis Kelli	
Nier Shapiro	
Shirley DeBons	
Talia Mann	

SENIOR PROPERTY MANAGER: Nathan Enns Crosby Property Management Ltd.

INTRODUCTION OF COUNCIL / SELECTION OF OFFICERS

As this was the first scheduled Council meeting of the new fiscal year, the following appointments were agreed upon:

Ross Allen	President
Craig Sinclair	Vice President
David Rowan	Treasurer

The Property Manager confirmed that a summary introductory package as to the responsibility and duties of Council members had been received.

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

RESIDENT MANAGER REPORT

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

- exterior awnings over the Contemporary Art Gallery and the Mondrian entranceways were cleaned /December 13th.
- problems with garage fans running continuously was noted in early December, whereupon necessary inspections by Latham's Mechanical were undertaken, and faulty sensors replaced as required.
- residents will be aware that over the past number of months, there have been numerous issues of concern regarding inadequate level of services provided by the current garbage removal trade, International Paper Industries. *The Property Manager confirmed that a written acknowledgement*

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has been received from the above mentioned trade, indicating they were no longer able to properly service the buildings' garbage needs, therefore a change in service provider was initiated. This change in service was effective February 1, 2007, with Waste Management Services now assuming control for garbage removal services.

- protective bollards have been installed in several areas in the back laneway to ensure that inadvertent damage to building or building property does not occur.
- on December 29, 2006, a fire on a 7th floor unit on the M2 Tower was noted and responded to promptly by Vancouver Fire Department. Damage was localized to the individual unit, the source of this incident is still under investigation.
- on January 26, 2007, an elevator in the M1 Tower was noted as making excessive noise; upon inspection by the elevator service trade, it was noted that a significant operating feature had to be replaced, this action resulting in the elevator being out of commission for several days. *The Property Manager confirmed that this work was done as part of the ongoing service agreement, at no additional expense to the Strata Corporation.*
- over the winter months, there have been several complaints received from residents regarding plugged, or leaking dryer ducts. *This subject was discussed in greater detail under New Business.*
- as a result of the several significant winter storms occurring, several water leaks were resulting, these have been investigated, and responded to.

The Resident Manager concluded his comments by noting that over the past two-month period there have been several incidents whereby acts of vandalism were noted as occurring by residents or visitors to the building. In several instances, these actions have been identified on video camera or by correlating electronic fob access, and costs associated with the repairs have been forwarded to the owners of these aforementioned units, who will be considered responsible for all damages resulting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held December 7, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the months of November and December 2006 as presented. CARRIED.

Cell Phone Usage

The Property Manager confirmed that a decision had been made to change accounts on cell phones used by the Resident Manager and the cleaning staff, in an effort to ensure monthly costs are kept to a minimum level.

REPORT ON UNAPPROVED EXPENDITURES

The Property Manager explained to the new Council members present, that reference “unapproved expenditures” refers to expenditures that would be considered extraordinary, and outside the scope of the operating budget as approved by the owners at the Annual General Meeting.

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

Canopy Repairs / Update

The Property Manager confirmed that final arrangements have been completed regarding the necessary replacement of the damaged canopies in the laneway of Tower 1. The new canopies will be slightly shorter than the previous canopies, in order to ensure that they are better protected by recently installed bollards, and therefore less subject to possible damage from passing vehicle traffic.

Landscaping / Exterior Improvements

Council was keen to proceed on these projects, as were approved at the Annual General Meeting, and was in agreement with the following actions:

- that the proposed scope of improvements, be further “refined”, it being agreed that Council member, Dennis Kelli would work with the Property Manager in this effort, and that a presentation would be made to Council at the next scheduled meeting, whereupon:
 - the proposal would be submitted to several additional trades for comparison quotations, following which the project could be awarded, and work could proceed.

It is being anticipated that this work will be occurring in the months of March and April.

Gas Leak / Tower 1

Further to this incident of concern, which was referenced in the December 7, 2006 Council Minutes, the Property Manager report the following:

- that a letter of concern had been forwarded to the third party warranty provider and to the developer; no response has yet been received.
- one additional suite adjacent to the original suite experiencing this gas leak was inspected.
- Council noted that there have not been any other similar issues of concern reported during the past two months.

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On the issue of no isolation valves being available to isolate portions of the gas delivery to the building, Council was in agreement that a copy of the "as built" drawings be retrieved (from the City of Vancouver Archives), whereupon it can be determined whether these valves were intended to be installed or not. Based on these results, Council will determine the next possible course of action.

CORRESPONDENCE

Correspondence received was reviewed and responded to by Council. The Property Manager confirmed that a number of letters received on a regular basis regarding noise complaints, or perceived inappropriate actions by residents within the building. Residents are reminded that living in a condominium environment does require an appropriate level of respect for neighbour's rights to peaceful enjoyment of their unit. That being said, it must also be recognized, that occasional noise is a reality, and it is not possible to be completely silent in the course of everyday living. Tolerance on both sides of these issues must be anticipated and expected.

As referenced in the Resident Manager report, several issues of vandalism occurred in the building, in both these incidents, it was possible to identify the individuals responsible. Although these actions were taken by tenants, the *Strata Property Act* allows the owners of strata lots to be held responsible for the actions of their tenants, and letters stating such have been forwarded accordingly.

NEW BUSINESS

Elevator Repairs

As referenced in the Resident Manager report, an elevator in Tower 1 has had to be shut down for major repairs during the week of February 1st, 2007. The costs associated with these repairs are covered by the ongoing service agreement, and no additional expenses have been incurred by the Strata Corporation.

Enterphone Access Issues

It has been noted that there are ongoing intermittent problems with appropriate access via the enterphone system affecting Tower 2, particularly from the rear lane entrance way. The source of the problem appears to be "cross wiring", and efforts are ongoing to have this problem resolved.

Garbage Service Change

As referenced earlier, it has been necessary to change garbage service providers to the building. It is hoped with this change, that levels of service will be improved significantly.

Garbage Gate Improvements / Tower 1

Council is aware that the garbage gate servicing Tower 1 will need to be rebuilt. Council member, Dennis Kelli, had provided a quotation for a new door installation; Council was in agreement that several additional quotations be received, following which time a decision will be made pending a new door replacement.

Dryer Duct Vents / Concerns

As referenced earlier, several letters of concern had been received from owners noting minor water stains

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occurring on ceilings adjacent to dryer duct runs. Council discussed this issue, and was in agreement with the following protocol being established.

- Dryer duct maintenance is considered a joint issue of responsibility and concern between both the Strata Corporation and individual residents.
- The Strata Council will make arrangements to have the dryer ducts cleaned (from the exterior of the building) once per year, which will in the majority of cases this action be sufficient maintenance.
- Where this is not proven to be the case, residents/owners are encouraged to schedule an additional cleaning.
- The efforts of keeping dryer ducts properly cleaned will minimize any ongoing build up of lint or accumulated moisture, which may then result in "in-suite ceiling stains".
- Residents are encouraged to use the blower fans attached to the dryers for extended periods of time both prior to and subsequent to drying loads of laundry, particularly so in colder winter months.
- This action will again minimize instances of moisture permeating into ceilings and causing minor water stains.
- If such a stain does become evident, a mild solution of bleach and water spread upon a stain will often result in removing said stain.
- If the problem persists, the Resident Manager should be contacted, and arrangements can be made for a professional investigation of said dryer duct, to determine what other actions may be considered necessary.


In-suite Ceiling / Wall Cracks

Several letters of concern have been received from residents noting minor cracks within their units, either on walls or on ceilings. The Property Manager confirmed that such incidents are not particularly unusual, and can be resulting from the buildings aging, and/or shrinkage of materials, and as such, the maintenance of any such said cracks would be considered an owner's responsibility to address.

Proposed Meeting Schedule

A proposed meeting schedule is provided for Council's review and acceptance.

There being no further business, the meeting was adjourned at 7:30 p.m. The next scheduled meeting will be held on Tuesday, March 20, 2007 at 5:45 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.