

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

Held on Thursday, July 19, 2007 at 5:45 p.m.
Within PH2
#989 Richards Street, Vancouver, B.C.

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

The meeting was called to order at 5:55 p.m. by Council President, Ross Allen.

GUEST BUSINESS

A strata lot owner attended the meeting to inquire about the wording of the bylaws in regards to move – ins and move – outs. He also wanted a reversal on his \$100.00 fee move – in charge because he did not move – in on a weekend but rather a Wednesday and he should have only been charged \$50.00. Council has agreed to reverse this. Bylaw amendments will be brought forward to the next Annual General Meeting.

CARETAKER BUSINESS

The Resident Manager reported on the following items from June 12 – July 18, 2007:

1. Several light fixtures in both gardens and M2 were experiencing ballast and wiring problems. They were fixed by Power Pros between June 21 to July 16, 2007.
2. Vandalism in M1 lobby took place on June 24 and June 25. The artificial turf in the lobby was broken and spilled on.
3. Experiencing minor hot tub problems, this was addressed by Imperial Paddock Pools on July 22, 2007. The motor, the pipes and the jets were not working correctly.
4. The garbage room gate in M1 has now been replaced by JK Garage Doors. The new door was installed on June 13, 2007.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on July 19, 2007**

5. An incident with the fob reader occurred in the M1 elevator. This was due to problems with static electrical power. Chubb Security was called out and addressed this problem. Another incident took place in the M2, elevator #1, where Thyssen Elevator was called to address the issue.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 12, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the June 2007 financial statements. CARRIED. There was a question regarding the invoices being charged that needed to be reversed and put into the correct account.

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 completed were satisfactory. Pending items will be reviewed again at the next Council Meeting.
2. Landscaping Upgrades
The Strata Council has decided to proceed with a proposal to draft up plans by Greenway Landscape Architecture. Specific proposals will come forward after September. Residents will be able to express their preferences and opinions on each design before voting on the proposal at the next Annual General Meeting.
3. Exterior Painting Project
Council has elected to go with the Remdal Painting and Restoration quote for the exterior painting work to start as soon as possible.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on July 19, 2007**

4. 5 Year Building Review – Mondrian II – Spratt & Associates Engineering Ltd.
Council has discussed this matter. Further discussion on what warranty work will be covered by Bosa will need to be verified. List of warranty items, once verified, will be forwarded to Bosa Properties.
5. Bemco Proposal
Council has chosen to proceed with the Bemco proposal to proceed with the exterior maintenance review in Mondrian 1. Council is being proactive with what repair work will need to be done for the building.
6. Parkade Leaks
After a discussion on the parkade leaks, Council has agreed to obtain clarification and seek an additional quote for the next Council meeting.
7. Security Camera
This has been deferred to a later date as the Council feels that the cameras are currently working adequately.
8. Fly Issue
The Resident Manager addressed the issue by power washing the front and using a bug cleaner. There has been a slight improvement and will continue to monitor the situation.

CORRESPONDENCE

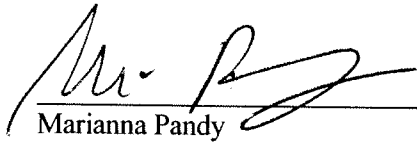
The Strata Council has reviewed all received correspondence. Letters will be sent to the owners pertaining to these matters with the Council's decision. Some of the issues that were addressed were dryer venting, outstanding fees and dog washroom concerns.

NEW BUSINESS

1. Dryer Duct Cleaning
Council has approved to proceed with the dryer duct cleaning by National Air Technologies. Notices will be posted as to when this will be done.
2. Seismic Issue
Latham's Mechanical has fixed the problem. Rusti will continue to monitor.
3. Renting of Parking Stall
This was discussed and Council has agreed to rent the parking stall to a resident.
4. Repair of Concrete Planter
Strata Council has opted to proceed with Inline Projects to repair the concrete platter.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on July 19, 2007**

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be held on Wednesday, August 22, 2007 at 5:45 p.m. within P2, 989 Richards Street, Vancouver, B.C.



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.