

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

Held on Tuesday, June 12, 2007 at 5:45 p.m.
Within 3rd Floor Lounge
#969 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Craig Sinclair David Rowan Shirley DeBons Nier Shapiro	Vice President Treasurer
REGRETS:	Ross Allen Dennis Kelli	President
GUESTS IN ATTENDANCE:	Bill Shand Paul Whitehead	Bemco Services Ltd. Greenway Landscape Architecture
SENIOR PROPERTY MANAGER:	Marianna Pandy	Crosby Property
PROPERTY MANAGER:	Cherylynn Warner	Management Ltd.

The meeting was called to order at 5:53 p.m. by Strata Council Vice President, Craig Sinclair.

GUEST/CARETAKER BUSINESS

Bill Shand from Bemco Services Ltd. attended the Strata Council meeting in order to answer questions that arose from the Bemco inspection quote. The Strata Council requested that a building maintenance quote be submitted.

Paul Whitehead from Greenway Landscape Architecture attended the Strata Council meeting to present a proposal for the landscaping upgrade project for The Mondrian. This will be further reviewed by Council.

RESIDENT MANAGER'S REPORT

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

- 1) The roof anchors' annual inspection was performed by Atlas Anchors on May 14, 2007.
- 2) The 5 year envelope warranty inspection was carried out by Spratt Engineering between May 14 – May 16th, 2007.
- 3) 4 emergency exit locks were broken and replaced by A – Pro Locks on May 23, 2007.
- 4) The gym treadmill's electronic board has been fixed along with the replacement of a new bike seat.
- 5) The rear camera for Mondrian I was damaged by vandals. It has temporarily been fixed but a proper replacement will be needed.
- 6) The annual inspections of the fireplace equipment both in the common area and the suites was completed by GE Edwards in The Mondrian II between May 7 – May 14, 2007.
- 7) The sprinklers were checked in The Mondrian II between June 1 – June 4, 2007.
- 8) The Mondrian II front door lock has been fixed by Accurate Glass on June 4, 2007.

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- 9) A flyer was delivered to the door of all units June 4 – June 5, 2007 in regards to the issue of dryer duct leaking and machine maintenance.
- 10) The front entercom in The Mondrian II is losing names. This is currently being addressed by Chubb Security.
- 11) The electric lock in The Mondrian II rear lobby is not working. It will be fixed by Power Pro Electrical.
- 12) It has been noted that several suites are experiencing dryer duct issues. Crosby Property Management Ltd. has been notified and is in the process of seeking quotes.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held on April 23, 2007 and May 14, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the May 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 concluded that the items completed are satisfactory. Pending items will be reviewed again at the next Council Meeting.
2. Landscaping Upgrades
A discussion among the Strata Council members regarding a received quote took place. It was decided that further consideration is required with this matter at the next Council Meeting.
3. Exterior Painting Project
The additional quotes for the exterior building washing and painting of the rear and front of the building were reviewed. It was concluded by Council to postpone this matter until the next Council Meeting.
4. 5 Year Building Envelope Review
The 5 year building envelope report by Spratt & Associates Engineering Ltd. was examined by the Strata Council. At this time, the Strata Council has elected to continue the review at the next Council Meeting.

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CORRESPONDENCE

The Strata Council reviewed all received correspondence. Letters will be sent to the owners pertaining to these matters with the Council's decisions.

NEW BUSINESS

1. 3 Year Electrical Vault Cleaning
It was motion/seconded to proceed with this. As ordered by BC Hydro, this is a mandatory requirement. Notices will be posted prior to power shut down.
2. Terasen Gas Survey
The Terasen Gas Survey was received.
3. Parkade Leaks
Quotation from Water Seal for Council's approval. Upon review of the quote, the Strata Council decided to seek additional quotes. As well, the Strata Council would like to be certain as to the exact location of the joint leaks before proceeding.
4. Security Cameras
The clarity of the security cameras was questioned. Further exploration into this matter will be called for by the Strata Council.
5. Fly Issues
The fly issue in the front and the back of the building was brought up. The Strata Council has decided to address this matter by having the Resident Manager power wash both Mondrian I and Mondrian II front and back of the building in an attempt to rid the building of these flies.

There being no further business, the meeting was adjourned at 7:20 p.m. The next meeting will be held on Wednesday, July 11, 2007 at 5:45 p.m. within the 3rd floor lounge in The Mondrian I.



Marianna Pandy
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.