

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

Held on Monday, May 14 2007
Within Penthouse #2
989 Richards Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Ross Allen David Rowan Dennis Kelli Shirley DeBons Nier Shapiro	President Treasurer
GUEST IN ATTENDANCE	Rusti Asan	Resident Manager
REGRETS:	Craig Sinclair Marianna Pandy	Vice President Crosby Property Management Ltd.

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

RESIDENT MANAGER REPORT

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

1. Window cleaning has been satisfactorily completed in both towers by Champion.
2. Several ventilation fans in M1 and M2 were found to be operating poorly and have been fixed by Lathams
3. The annual fire systems inspection has been performed satisfactorily by GE Edwards. Two extinguishers were replaced and several minor repairs implemented.
4. An air conditioning unit servicing the electrical vault in M1 was malfunctioning and has been repaired by Lathams per approval.
5. The treadmill in the gym has had a electronics board malfunction and has been authorized to be replaced by Pumphouse Fitness.
6. A number of other structural and in suite issues were discussed to the satisfaction of the Strata Council.

APPROVAL OF COUNCIL MEETING MINUTES

Due to the lack of circulation of the minutes of April 23, 2007 to all of the council members, the approval of such minutes was delayed until the next council meeting on June 12.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the April 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
Strata Council reviewed directives given to the Property Manager and the Resident Manager and concluded that items that have been completed are satisfactory. Pending. Items will be reviewed again at the next Council Meeting.
2. Landscaping Upgrades – Phase 1
It was moved/seconded to approve the quotation from Para Space Landscaping to proceed with the upgrading of landscaped areas in the front, rear and gardens of both towers. This work represents the first of two phases of landscape improvement. This work will be funded in part by the special improvements levy approved by owner at the last AGM. ALL IN FAVOUR. CARRIED.
3. Landscaping Upgrades – Phase 2
Strata Council President, Ross Allen, provided the Strata Council with latest update with respect to significant landscaping upgrades in the front of the building as well as the Nelson Street side and the rear of both towers. Quotes have been requested from three landscape architects to provide a price for creating 3 conceptual design drawings for owners to consider. The quotes are expected to be received by the end of May. After approval of an architect by the council, it is expected that detailed design drawings will be available for owner review by July.
4. Exterior Painting Projects
The Property Manager is still gathering additional quotations for exterior building washing and painting of building rear and front. The Strata Council President had met with a painting company to determine the exact scope of services and has received a price quote from them. This quote was reviewed and the Strata Council will make a decision once the three other quotes have been received and reviewed. This will be discussed at the next Strata Council Meeting.
5. 5 Year Building Envelope Review – Mondrian II
The five year building envelope review is underway by Spratt & Associates Engineer Ltd. prior to the five year warranty date. The importance of the five year envelope reviews is such that upon inspecting the exterior of the building, deficiencies will be forwarded to Bosa Properties. Corrections under warranty are generally at no cost to the Strata Corporation. Notices have been posted to the engineers being on site.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
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CORRESPONDENCE

Strata Council reviewed correspondence received with respect to the following:

1. An owner requesting to reverse charges. The Strata Council advised the charges will be reversed upon review of this particular case.
2. The Strata Council received a notification from a unit regarding a noise complaint. The unit owner will be thanked for complying with request and bylaws and Council encourages good neighbourly spirits and community strata living.

NEW BUSINESS

1. Building Maintenance Plan
A quote was received from one of several general building maintenance contractors to provide annual services to the Mondrian. Upon review of their quote to first inspect the building before quoting it was determined by council not to use this contractor and to wait for other quotes to arrive before analyzing the cost benefit of using such a service.
2. Repair of Pavers on Nelson Street
The Strata Council decided to postpone any non essential repairs to the pavers on the Nelson Street side of the building until conceptual designs have been received by an architect and approved by the owners.

There being no further business, the meeting was adjourned at 6:50 p.m. The next meeting will be held on Tuesday June 12, 2007, at 5:45 p.m. within the 3rd floor lounge in Mondrian 1.


On Behalf of LMS 4383

Marianna Pandy
Senior Property Manager
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General Office # (604) 683-8900 (24 Hours)
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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.