

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

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Held on Wednesday, November 21, 2007 at 5:45 p.m.  
Within the Lounge  
#969 Richards Street, Vancouver, B.C.

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

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The meeting was called to order at 5:45 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:

- Three security lights will be replaced and will be charged back to Nester's Market.
- Pavement in the rear side of M2 loading zone is rapidly deteriorating due to large trucks of Nester's Market parking in the area. Quotes will be obtained and discussed further at the next Council meeting.
- Pavement on CAG area is sagging down on the track of former water pipe repairs. This is part of an upcoming capital improvements projects and discussed at the upcoming AGM.
- All five intercoms in M1 and M2 lost most of the names due to power shutdown on September 20 and 27. Chubb Security will provide quotes. This will be discussed further at the next Council meeting.
- Houle Electric is investigating an in-suite electrical power fluctuation.
- The pulling chain of the garage gate in visitor parking is worn out. Creative Door quotation was approved by the Strata Council.
- Intercom in M1 rear entry had the camera blurred by vandals. Chubb Security has replaced it.

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

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held October 17, 2007 as circulated.  
CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

Due to the tight timeframe between the release of this month's financial statements and the meeting of the Council, it was moved/seconded to defer the October 2007 financial statements until the next Council meeting. 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. Capital Project for AGM/Landscaping  
More detailed information will be included in the Annual General Meeting notice, however, the Strata Council President, Ross Allen, notified this project has been delayed until the City of Vancouver Planning Department can review and agree to the proposed drawings as drafted by Greenway Landscaping. The Strata Council is hoping that ownership will be able to approve the monetary expense at the upcoming Annual General Meeting.
3. Spratt & Associates Report  
A report has been forwarded to Bemco Building Envelope Maintenance and a quotation was provided to the Strata Council. The Strata Council will review and make a decision prior to the next meeting. It was also noted that an envelope review will be conducted by Bemco Building Maintenance on M1. The inspection is weather related and notices will be posted by Resident Manager, Rusti.
4. Para Space Landscaping – Renewal of Landscaping Maintenance Proposal  
It was moved/seconded to approve the Landscaping Maintenance Contract for 2008. CARRIED.
5. Power Pros Invoice Breakdown  
The Strata Council reviewed a breakdown provided by Power Pros and, in light of the fact that the breakdown was still not sufficient, they agreed to pay only part of the invoice. CARRIED.

**CORRESPONDENCE**

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

1. **Exterior maintenance related concern:** The Strata Council noted that they will be preparing a short list of structural concerns along with photographs that need to be investigated as to cause before remedies can be applied. Contractors have been identified and given notice to proceed with this investigation. If necessary, these items will be forwarded to Bosa Development for review and/or reimbursement. Ross Allen has undertaken this task and this will be discussed further at the next Council meeting.
2. **Request to reverse fine of strata fee payment:** The Strata Council has decided not to reverse the \$50.00 late fine as they believe that this is the owner's responsibility to ensure sufficient amount of funds are in the account at all times. As per the Strata Property Act and Bylaws, strata fees are due and payable on the 1<sup>st</sup> of each month by all owners.
3. **Request to install window/door screens on a townhome:** The Strata Council has approved as long as it is not in interference with the overall exterior appearance of the property as per bylaw 7.1.

**NEW BUSINESS**

1. Carpet Cleaning  
Service Master performed carpet cleaning in both towers and will be attending to areas requiring further attention.
2. Window Cleaning  
This will proceed within the month of November 2007 by Champion Window & Pressure Washing, weather permitting.
3. Remdal Painting  
Painting has been completed. It was moved/seconded to approve painting of an overhang of the Art Gallery. CARRIED. The Strata Council noted they will be requesting the attendance of the tenant of the Art Gallery in order to establish a good working relationship. They have been invited to the next Council meeting after the Annual General Meeting.
4. Fob Audit  
This has been deferred until such time that the security system has been upgraded. Strata Council member, Dennis Kelli advised he has been working with Acme and Chubb Security and will report to Council once quotations are obtained. This will be discussed at the next Council meeting.
5. Budget Draft  
The Strata Council reviewed preliminary budget draft as revised by the Strata Council Treasurer and noted additional revisions. The Strata Council will await the fiscal year and financial statements to close at which point they will finalize the budget and present to the ownership for approval at the upcoming Annual General Meeting.

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6. AGM Venue & Date

The Annual General Meeting will be held on Tuesday, January 29, 2008, at the Holiday Inn on Howe Street. Notices will be delivered in accordance with the Strata Property Act, 21 days prior to the meeting. Crosby will provide the package which will be copied and distributed by a Strata Council member.

7. Quotation from Latham's

The Strata Council was in receipt of a quotation from Latham's Mechanical with several items. Shirley DeBons has agreed to look into this and obtain comparison quotations prior to the next meeting. Council will advise the Property Manager with the outcome.

8. Stolen Paintings

The Strata Council will look into replacing the paintings which were stolen from the rear lobby of M2. Shirley DeBons agreed to take over this task.

There being no further business, the meeting was adjourned at 7:45 p.m.

The next Council meeting will be held on December 19, 2007 within Cioppino's Restaurant at 6:30 pm.



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.**