

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

Held on Wednesday, October 17, 2007 at 5:45 p.m.
Within the Lounge
#989 Richards Street, Vancouver, B.C.

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

The meeting was called to order at 5:45 p.m. by the Council Vice – President, Craig Sinclair.

GUEST BUSINESS

The Strata Council welcomed Paul Whitehead, landscape architect of Greenway Landscaping, who presented drawings for Phase II landscaping upgrades. The Strata Council was also in receipt of a design project from Paraspace Landscaping. After the presentation and discussion of the Strata Council, it was moved/seconded to approve Greenway Landscaping design project. This will be presented at the upcoming Annual General Meeting for a 3/4 vote of the owners.

CARETAKER BUSINESS

The Strata Council reviewed the Resident Manager's monthly report and noted the following:

Outstanding Items:

1. **Repairs to common area from water staining:** It was moved/seconded to approve the quotation by Rudy Fehr for the areas noted.
2. **Carpet cleaning:** The Strata Council approved the quotation provided by Servicemaster Cleaning and the cleaning of carpets will proceed in October 2007.
3. **Intercom system malfunctioning:** This item is pending review/approval of the Strata Council.
4. **In-suite electrical power fluctuation:** The Strata Council requested additional quotes. It has been noted that there have been some delays in being able to get electrical companies to attend site and provide quotations due to the busy labour market. The Strata Council understands the importance of this matter and will ensure quotations are obtained quickly and decisions are made.
5. **Broken door:** As reviewed by the Strata Council and on-site staff, the door does not need replacement and, therefore, the Council will not be authorizing the replacement of the door.
6. **Electric lock on rear lobby:** Council requested that Chubb Security provides the Resident Manager with a quotation and pricing as to how to repair.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on October 17, 2007**

7. **Repairs to PRV pipes:** This has been approved previously and Latham's should be in contact with the Resident Manager.
8. **Broken door due to resident loosing keys and result of breaking down the door:** The Strata Council discussed, as the damage was not caused by structural problems, it is not the responsibility of the Strata Corporation to repair. The Resident Manager is to advise the resident that the repairs or door replacement is their responsibility.
9. **Upper garden townhouse parapets by the patio:** Need painting and should be done in the spring of 2008 by Remdal Painting. The Resident Manager will coordinate.
10. **Health accident:** An owner at 989 Richards Street defecated into elevator #1. As this is a major concern, and not only a bylaw infraction but a health hazard, the Strata Council urges that such activity be never repeated. The Strata Council requested that a bylaw infraction letter be sent to this resident along with a bylaw fine of \$200.00. CARRIED.
11. **Problems with resident letting questionable persons into the building:** The Resident Manager reported that a particular tenant has been letting suspicious persons into the building and that is jeopardizing the safety and security of all the residents at The Mondrian. The Strata Council requested that the Property Manager addresses this matter in writing. As this is a bylaw infraction, the owner will receive warning, and should this activity continue, there will be bylaw fines placed onto the strata lot account.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 19, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the September 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/or Resident Manager and concluded that all items have been completed satisfactory. Pending items will be reviewed again at the next Council meeting.
2. 5 Year Building Envelope Review – Response Letter from Bosa
The Strata Council was in receipt of the response letter from Bosa Properties and accepted their findings and such is that the outlined warranty items not be deemed as claimable warranty items to be remedied by Bosa Properties. CARRIED.
3. Spratt & Associates Report
Report has been forwarded to Bemco Building Envelope Maintenance for quotation. This will be reviewed at the next Council meeting.
4. Capital Projects for AGM – Landscaping
As discussed earlier, Greenway Landscaping project design has been accepted and will be presented to the ownership at the Annual General Meeting. Detailed information will be included in the Annual General Meeting notice.
5. Paraspace Landscaping – Capital Project Drawing and Plan
After the review, Council has made a decision that their preferred plan project will be awarded to Greenway Landscaping. Paraspace Landscaping will be advised in writing.
6. Insurance Claim – Sprinkler Head Flooding
The Strata Council received email correspondence from Barns Craig & Associates, the insurance adjuster, with respect to the latest status on this claim. All damaged units have been identified, assessments have been made, and 2 quotations have been reviewed by the adjusters. The work has been awarded to Phoenix Restoration who will carry out the repairs. It is anticipated that repairs will start within the month of October 2007. Any questions/concerns, please contact Victor Chado at Barns Craig & Associates at (604) 806-3559.
7. Power Pros Invoice Breakdown
This will be reviewed at the next meeting, as revised invoice has not been forwarded by Power Pros Electrical.

CORRESPONDENCE

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

1. **Request to reverse charge backs for plumbing invoice:** After the review, it was moved/seconded to reverse the charges. CARRIED.

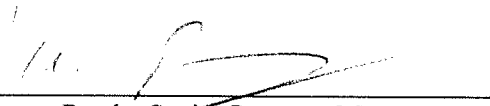
**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on October 17, 2007**

2. **Fire claim insurance deductible charge back from 2005:** After lengthy discussions with the owners, the Strata Council discussed this matter at great length. It was moved/seconded to reverse the charge back from this account. CARRIED.

NEW BUSINESS

1. Carpet Cleaning
The Strata Council was in receipt of prices from Easy Care and Servicemaster Cleaning. After review, it was moved/seconded to approve Servicemaster Cleaning to perform a one-time yearly of all common area carpets and quarterly touch up cleaning of common area carpets. CARRIED.
2. Window Cleaning
As part of the yearly building maintenance, the windows will be cleaned by Champion Window & Pressure Washing within the month of November 2007. The Resident Manager will post notices.
3. Remdal Painting
The Property Manager advised that a call will be placed with the City of Vancouver with respect to the item that concerns the exterior of the Art Gallery. The Strata Council is interested in the cost sharing of this item. This item will be further reviewed at the next Council meeting.
4. Fob Audit
The Strata Council reviewed the form prepared by Shirley DeBons, Strata Council member, and after a few revisions are made, this will be discussed at the next Council meeting.
5. Budget Draft - AGM
The Property Manager will forward the preliminary budget draft to David Rowan, Treasurer, and this will be further discussed at the next Council meeting.

There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Wednesday, November 21, 2007 at 5:45 p.m. within the Lounge at 989 Richards Street.



Marianna Pandey, 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.