

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

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Held on Wednesday, September 19, 2007 at 5:45 p.m.  
Within the Lounge  
#989 Richards Street, Vancouver, B.C.

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<b>COUNCIL IN ATTENDANCE:</b>	Ross Allen	President
	David Rowan	Treasurer
	Dennis Kelli	
	Shirley DeBons	
<b>REGRETS:</b>	Craig Sinclair	Vice President
<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 the Council President, Ross Allen.

**GUEST BUSINESS**

The Strata Council welcomed the owners in attendance and the following issues were addressed:

1. **Recent flood at 969 Richards:** The owners present wanted a clarification on the Strata Corporation's insurance and the protocol in terms of dealing with the flood. The Strata Council President, Ross Allen, advised that the Strata Council filed a claim under Strata Corporation's insurance, as it is an obligation to do so as the loss was greater than the insurance deductible. Phoenix Restoration attended the site and dealt with the emergency repairs. The Strata insurance adjuster has been assigned to insurers who will be dealing with assessing the damages in the affected units. Further updates will be provided to the owners as the claim progresses. The updates will be in writing in the form of notices and letters under the doors.
2. **Ceiling repair:** The owner addressed a long outstanding item with respect to drywall repairs in his strata lot. The Strata Council advised they will be making a decision in the approval of a quotation and repairs will proceed shortly.

The Strata Council thanked the guest for attending and resumed their meeting.

**CARETAKER BUSINESS**

The Resident Manager reported on the following items from August 22 to September 18, 2007:

1. **Major flooding incident on September 11, in M2:** Sprinkler had broken by a resident and thus causing water flooding to several units.
2. **Personnel Resignation:** The Resident Manager advised that one of the janitorial staff has resigned from his position. The Strata Council therefore obtained services of the janitorial

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

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company, Al's Cleaning, to attend to janitorial duties between Sunday through Thursday. It was also noted that Al's Cleaning will not be the company assigned as on – call for the weekends, as the Resident Manager's regular days are Monday through Friday. The Property Manager updated the records and advised the after hours call centre.

3. **Elevator #1 in M2:** The fob reader was repaired.
4. **Treadmill in Gym:** This was repaired as it was malfunctioning due to humidity and static power shut off.
5. **Plumbing repairs to Guest suite in M2:** The bathroom sink faucet in the ladies washroom and the leaking toilet has been performed by Progressive Plumbing on September 10 to the strata cost as it is a strata property.
6. **Series of break and enter and vandalism into bike rooms and cars:** The Strata Council was advised by the Resident Manager of a repeated offender as recorded on camera and requested that a letter be sent to the owner of the unit who has been seen letting in squatters into the building. This is a safety risk to all of the residents and a serious contravention of the bylaws and such activities are strictly prohibited.
7. **Dryer duct annual cleaning:** This will be performed by National Air Technologies as previously approved by Council and scheduled for November 2007. Timing and all of the other exterior work in the building has to be finished prior to proceeding with the dryer vent cleaning. Notices will be posted in advance.
8. **Garage door signs:** The Resident Manager advised that Creative Doors has been requested to provide a quotation. The Resident Manager will follow up and obtain a quotation prior to the next Council meeting.
9. **Parkade water leaks:** This will be addressed by Weather Seal as approved by Council.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held August 22, 2007 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the August 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**

The Strata Council received a Form L, notice beginning arbitration, from a strata lot owner. The Strata Council has been in contact with this owner and negotiations are proceeding. This will be further discussed at the next Council meeting.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

1. Review of Directives  
The Strata Council reviewed directives given to the Property 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  
The Strata Council received a list of warranty items and revised building maintenance items from Spratt & Associates. The list has been forwarded to Bosa Properties as well as a third party provider. The Strata Council will be awaiting answers from Bosa and this will be further discussed at the next Council meeting.
3. Parkade Leaks  
It was moved/seconded to approve Weather Seal to proceed with epoxy injections in the areas where the leaks have been noted. CARRIED.
4. Approval of Quotations for Ceiling Stain Repairs  
It was moved/seconded to approve Easy Care Restoration to proceed with the repairs. CARRIED.
5. Sump Pump Repairs  
This has been completed by Latham's Mechanical.
6. Insurance Claim  
This has been filed for the most recent flood. The Strata Council will proceed with charging back the insurance deductible in accordance with the bylaws of LMS 4383 in the case where responsibility is claimed.
7. Power Pros Invoice Breakdown  
This item will be discussed further at the next Council meeting as information from Power Pros is pending.

**CORRESPONDENCE**

The Strata Council reviewed all received correspondence. Response letters will be sent to the owners pertaining to these matters with the Strata Council's decision. Some of the issues that were addressed were:

1. Request to repair ceiling.
2. Account arrears and arbitration.
3. Flood reports.

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

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**NEW BUSINESS**

1. Remdal Quotation for Overhangs and Concrete Posts  
After review, it was moved/seconded to approve quotation as provided by Remdal Painting with the exception of item #1, which will be discussed at a later time with the City of Vancouver. The repairs pertain to the overhang above the Art Gallery, which is the property of the City of Vancouver.
2. Annual Fire Inspection Report  
It was moved/seconded to approve the deficiency report following the annual fire inspection, which is to repair deficient equipment on common property. GE Hewitt advised the Resident Manager with the date and time for access into common areas.
3. Landscaping Quote  
A quotation from Paraspace Landscaping for the Phase II of the landscaping upgrades has been received. The Strata Council requested that Paraspace Landscaping provides with visual drawings which will be further reviewed and presented at the upcoming Annual General Meeting.
4. Fob Audit and List of Fob Numbers  
The Strata Council advised that complete fob registration/audit will be done by the Strata Council within the month of October 2007. Notices and letters will be sent out prior and several dates will be provided in order to ensure that all owners register.

**Owners purchasing new fobs must record the fob numbers with the Resident Manager, Rusti, to ensure the list is kept current and ensure security at the Mondrian. Please contact Rusti at 604-669-1879 or [mondrian@novuscom.net](mailto:mondrian@novuscom.net)**

5. Large Flood – September 11, 2007  
The Strata Council discussed that the cause of the flood was caused by a tenant putting clothes lines around the sprinkler heads and hanging laundry from the lines, which in turn caused the fire sprinkler heads to pop and cause flooding to several units. It was noted that the resident has claimed full responsibility for this mistake. The Strata Council later agreed that the insurance deductible will be charged back to the owner of the unit, as the responsibility is claimed. The Strata Council will look into pricing for the installation of small cages over the fire sprinkler heads.
6. Annual General Meeting Notices and Minutes  
After much discussion, the Strata Council agreed that the copying and delivery of Annual General Meeting notices and minutes will be done in – house by Shirley DeBons, Strata Council member. Crosby Property Management Ltd. will provide the Strata Council with all necessary documentation in order to carry out this task.

**Minutes of the Council Meeting  
The Owners Strata Plan LMS 2854  
Held on September 19, 2007**

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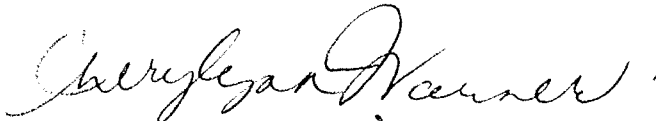
7. Security Upgrades

The Strata Council is gathering quotations and will review this at the next Council meeting.

8. Janitorial Staff

It was noted that AI's Cleaning Janitorial Services have been obtained for cleaning between Sunday through Thursday, as well as weekend on – call services. CARRIED.

There being no further business, the meeting was adjourned at 7:50 p.m. The next meeting will be held on Wednesday, October 17, 2007 at \_\_\_\_\_, within Penthouse 2, 989 Richards Street.

  
*Marianna Pandy*  
*on behalf of*

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.**