

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

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Held on Wednesday, August 20, 2008  
Within Penthouse 2 – 989 Richards Street  
Vancouver, B.C.

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<b>COUNCIL IN ATTENDANCE:</b>	Ross Allen	President
	Stephen Elliot	Vice-President
	David Rowan	Treasurer
	Dennis Kelli	
	Shirley DeBons	
	Jacy Lee	

**REGRETS:** Craig Sinclair

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The meeting was called to order at 5:47 p.m. by Strata Council President Ross Allen.

**RESIDENT MANAGER'S REPORT**

The Strata Council reviewed the report and Council approved spending \$264.32 to buy new mats and gym balls for the gym.

**Vandalism & Car Break Ins**

**Reminder to residents to please wait for the door to close - fines can be applied for noncompliance. Notices will be put in the elevators. Please note that the garage doors are being monitored for a period of approximately 15 minutes and license plates will be recorded of those who violate garage gate rules - list of violators will be posted in the mail rooms.**

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held June 25, 2008 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer had not yet reviewed in detail the financial statements of June and July 2008 and as such approval of those Financial Statements will be postponed to the next meeting.

**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**

Jacy volunteered to maintain and update the Welcome Package when needed. Discussion of the Welcome Package was in the last minutes.

**Note to Residents**

**Water to your suite should be turned off when you will be away from your suite for some time.**

**CORRESPONDENCE**

- The Strata Council reviewed a letter from a resident regarding the fobs and noted that the key/fob entry system is currently under review. The Property Manager will send letter accordingly.
- There was a letter received from an owner regarding the "lever" style door handles. His points are valid and Council agreed to replace the spherical door handle design with the lever design only upon the wearing out/breaking of the spherical design.
- There was a letter received from a resident regarding the water draining on his balcony. The hanging flower pots from the balcony above have now been removed.
- Council reviewed a letter with respect to the poor emergency elevator service. It was noted that the Strata has now changed the service provider from Chubb to Thyssen and expects this service to improve.
- The Strata Council reviewed a letter from LSL Enterprises Ltd. and noted that the Strata is dealing with point number one. Point number two is the owner's responsibility and points 3 and 4 will be brought to the attention of Latham's Mechanical.

**NEW BUSINESS**

1. Quotes from Latham's

Council approved Latham's quote in amount of \$1,145.00 plus GST to replace domestic hot water boiler circulation pump #CP3 in the M2 Building.

Council reviewed a quote from Latham's in the amount of \$5,835.00 regarding seismic vibration upgrading. A second quote will be required, but Council has added this maintenance item to its list of improvements to be budgeted and implemented in the New Year.

**A recent failure of a water line to a dishwasher was noted and discussed. Council reminds all owners that the standard life expectancy of the rubber water lines in all of our homes is 5 – 7 years. It is recommended that all owners have all such lines replaced with more robust lines to prevent water damage incidents.**

**Minutes of the Council Meeting  
The Owners Strata Plan LMS 4383  
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There being no further business, the meeting was adjourned at 7:24 p.m. The next meeting will be held on Wednesday, September 17, 2008 in Penthouse II, 969 Richards Street, Vancouver, B.C.

**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.**