

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

Held on Wednesday, June 25, 2008
Within Penthouse 2 – 989 Richards Street
Vancouver, B.C.

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

REGRETS: Craig Sinclair

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| SENIOR PROPERTY MANAGER: | Marianna Pandy | Crosby Property Management Ltd. |
| PROPERTY MANAGER: | Dan Craig | Crosby Property Management Ltd. |

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

RESIDENT MANAGER'S REPORT

The Strata Council received the Resident Manager's monthly report and noted the following outstanding items requiring the Strata Council's attention or authorization:

- Gym minor equipment/material needed for the floor area: large balls, floor mats for individual exercise. The other personal items which were stored by residents on the gym floor were removed, stored temporarily in the gym storage; later the unclaimed will be disposed. Council will discuss further whether budget allows purchase of additional items.
- Recycle corner in M2 needs further changes in order to have the blue totes locked inside of garbage room and no longer exposed to garbage scavengers. Rite Handyman will be contacted to assist with the best solution.
- Elevator emergency calls could be taken over by Thyssen Elevator. Council will look into this further.
- Guest suites bedding need regular cleaning by using large (commercial) washing machines. Council asked that the Resident Manager look into the cost to get the bedding washed off site. They will review further in the next meeting.
- Additional security light fixtures by the intercoms needed for the night illumination and face recognition. This will be deferred until after additional security upgrades are done next year.
- Vandalism and disturbance emanating from strata lots. Council addressed all of them in accordance with the bylaws and Strata Property Act.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held May 29, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the May 2008 financial statements. CARRIED. The Strata Council noted that there were many repairs and maintenance items that were carried over from last year that have been an unexpected carryover of expenses for this year. Council also noted that a natural gas increase has also contributed to an increase in expenses. The Property Manager did express that accounting had sent out letters to all owners whom were in arrears and many accounts have been paid up to date. The Strata Council continues to closely monitor all expenses of the Strata Corporation and only most urgent matters are being expensed at this time.

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. Welcome Package – Update from Council

A new welcome package for The Mondrian has been approved by Council to be a more refined and informative format version from the last one given to owners upon buying a unit in The Mondrian. The Mondrian website will contain the welcome package as well as Crosby Property Management Ltd. will maintain a hard copy on file, should any owners want a hard copy upon the request. This new and improved approach will save the Strata Corporation money in the future and improve awareness in the building prior to owning in the building. Council is pleased with the hard work of Shirley DeBons on this project and would like to thank her for her efforts.

2. Dryer Vent Cleaning

The Strata Council has noted that the dryer vent cleaning in the building has been performed to the satisfaction of the Council, however the anchor system is still pending. The Property Manager will be following up with the anchor project manager and updating Council on when such completion is expected to commence.

3. Resident Manager Computer Update

The Resident Manager's computer will have a hard drive installed in the near future. The system will also have an upgrade and will be much improved for the Resident Manager's use exclusively

Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on June 25, 2008

for The Mondrian. Council thanked Stephen Elliot for his involvement on this project. This will be further discussed in the next Council meeting.

4. Bemco Revised Quote

The Council reviewed the provided Bemco quotes for M1 & M2 and has directed the Property Manager to obtain a revised quote prior to the budget meeting in time for the Annual General Meeting of this year. This will be discussed at the next Strata Council meeting.

5. Security System Upgrade

The Council discussed the company who currently monitors the enterphone system in The Mondrian and Council is considering looking at leasing a new enterphone system. Council would like to note that with the lease of a new system, future parts needing replacing would be covered under the contract and therefore would reduce the repair and maintenance of such system. The Property Manager was also directed to obtain a quote from Chubb Security once a scope of work has been drafted. Stephen Elliot and Dennis Keli, Strata Council members, are heading up the project. This will be further reviewed at the next Council meeting.

6. Landscaping Update

The Strata Council President Ross Allen reported the latest on the project. The Art Gallery was still in discussion with the architects in regards to landscaping. Further developments will be announced as they become available. This topic will be brought to the next Annual General Meeting.

7. Interior Touch-up Painting

The painting of the common areas within The Mondrian has been tabled to next year. It was also noted that Council did like Pro Star's quotes and would be pleased to use them in the near future.

8. Heat Trace Panel – Update

After some discussion, Council concluded that the Resident Manager found it difficult to give a price due to the complexity of the problem. Several trades have been involved in finding the problem, however to date, the Property Manager is awaiting to hear from Convergent Technologies.

The Property Manager will be following up with the Resident Manager and bring forward any findings and recommendations to Council that the Resident Manager will put forward. This will be reviewed at the next Strata Council meeting.

CORRESPONDENCE

The Strata Council received correspondence received with respect to the following:

- A) A tenant had brought to attention to Council that once again there were some issues in regards to the washer/dryer and the dryer vents within the suite. The Property Manager was directed by Council to look into the matter further and into the past history of this unit.

Council would like to advise all owners that they are responsible for the daily cleaning of the dryer vents as it is much needed for the ongoing repair and maintenance and it will further mitigate any damage and/or build up within the dryer vents and ducts.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on June 25, 2008

- B) An owner requested that their booster fan/dryer vent be repaired by the Strata Corporation. After careful review, Council concluded that it is the responsibility of the owner and has directed the Property Manager to send a letter directing the owner to repair the outstanding items.
- C) An owner requested that late fees be reversed. After some discussion, Council reviewed the matter and has decided not to reverse the late fees for the owner.
- D) Correspondence was received by Council in regards to an owner letting friends use the common area and not following the rules. The owner sent an apology letter and after Council's review, they will not be moving forward with any fines for a violation of the bylaws on this matter.
- E) Correspondence was received by Council in regards to an owner's concern of the possibility of high pressure hoses found in the suites. Council reviewed the letter and would like to advise all owners:

Replacement and/or repair and maintenance of all of the hoses of the washing machines are the responsibility of the owners and a proactive approach is needed.
***Council would also like to advise all owners to review their sinks, dishwasher, clothes-washer/dryer, all hoses, lines, pipes and all appliances within the limited common property of your suite that may leak water. Owners should be aware that they are responsible for the repair and upkeep of their interior fixtures and appliances. Owners are advised to call in a plumber or trade of your choice to come in on a yearly basis to maintain and to further mitigate any future claims and occurrences within the building. Council noted as well that there is a \$50,000.00 deductible within the building for water damage claims.**

- F) It was moved/seconded to approve Progressive Builders access onto the property to allow them to finish the flashing along the north wall of the adjacent development. CARRIED.

The Strata Council reviewed all items of correspondence and will respond to all owners in writing in accordance with the bylaws and the Strata Property Act.

NEW BUSINESS

1. Quote from Latham's Mechanical-Seismic upgrade of mechanical systems
Council received a quote from Latham's for a cost of \$5,800.00. The work was put on hold for the time being. A quotation from PML Mechanical was also requested, however they were unable to provide prices and suggested that strata approach a mechanical/seismic engineer. The Strata Council deferred this matter until the next meeting.
2. Quote from Milner's for Common Area Pressure Washing
Council received 2 quotes for the pressure washing of common areas. Milner's Cleaning quotation was favourable, however due to budgetary restrictions, the project has been put on hold.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on June 25, 2008**

3. Pro Star Quote

A quote for painting within the common areas of both towers was received and reviewed by Council. This item was deferred for discussion until the next Council meeting due to budget area constraints.

4. New Vendors

Council reviewed the current vendors being used on a regular basis for ongoing maintenance within The Mondrian towers. Council discussed if any cost savings can be saved by going to smaller trades. After some discussion, it was tabled to further gather some more quotes from smaller trades in regards to only electrical.

There being no further business, the meeting was adjourned at 7:40 pm. The next meeting will be held on Wednesday, July 16, 2008 at 5:45pm in Penthouse # 2, 989 Richards Street, Vancouver, B. C.



Marianna Pandy
Senior Property Manager
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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.