

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

Held on Thursday, May 29 2008
Within The Lounge-989 Richards Street
Vancouver, B.C.

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

The meeting was called to order at 5:47 p.m. by Stephen Elliot, Council Vice President.

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:

Council reviewed the following report on items outstanding or pending.

- (a) **Dvac Chubb Phone Lines:** This is in progress and Chubb Security is working on it.
- (b) **Intercoms in M1/M2:** This is part of the enterphone upgrade project, which Council is currently reviewing.
- (c) **Cleaning/janitorial:** The Strata Council was advised that a new janitor has been hired as an employee of the Strata Corporation. The Resident Manager and Senior Property Manager were both involved in the interviewing process.
- (d) **Heat trace panel in M2 electrical room:** is being replaced by Houle Electric.
- (e) **Vandalism/break and enter-dates and details provided for Council's review:** The Strata Council will monitor the matters and discuss closer to next year's budgeting time, whether they will contract with a security company.
- (f) **Key Fob/clicker registration:** Has been completed and a summary for council was provided for their files.
- (g) **Underground parkade epoxy injections:** Weather Seal completed the injections, however they have to return to site to perform testing. Property Manager followed up. There are further problem areas, and Council requested that the Resident Manager follow up with

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Weather Seal. Council agreed that anytime a leak occurs, the Resident Manager can make the service call and report to Property Manager.

- (h) **Dryer Duct:** The Council requested that the particular unit be inspected by Air Vac Services and solution be provided to repair. Council would also like a group price for any other suites experiencing condensation problems
- (i) **Additional security light fixtures** by the intercoms needed for the night illumination and face recognition. Houle Electric provided a quotation. Council noted this item will be discussed at a later time, once the budget allows spending.
- (j) **Recycle corner in M2:** blue totes sitting in the garden are exposed and are attraction for garbage scavengers; the fence is broken by them to access the bottles. The Strata Council will discuss further at the next Strata Council meeting.

Strata council also reviewed the list of completed items and deemed them as satisfactory.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held April 23, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the March 2008 financial statements. CARRIED. The Strata Council noted temporary cash flow problems due to large unavoidable early fiscal year expenditures as well as large water/sewer, gas bills. The repairs and maintenance has been noted over the budget. The Strata Council will be reviewing the general ledger and some items may need to be recoded into the maintenance reserve, which will free up additional funds. The shortage is also due to the fact that several strata lot accounts have large outstanding strata fees. The Strata Council was advised that 1 of the strata lots have paid in full. Other strata lots will have a lien placed against them or warning letters sent by Crosby Property Management. **It was moved/ seconded to put any non emergency repairs on hold, until the Strata Corporation's cash flow is caught up and any outstanding invoices paid.**

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.

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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. Bemco Quote Pending
The Strata Council received further explanation on the revised quotation from Bemco and the Strata Council also received a quotation for M1 from Bemco, based on their report. The Strata Council deferred further discussion to the next Strata Council meeting.
3. Landscaping Upgrade Progress
This will be further discussed at the next Strata Council meeting as Ross Allen was not present at the meeting.
4. Janitorial Staff/Update
Temporary strata janitor has been hired effective June 1, 2008. He will be reporting directly to the Resident Manager.
5. Key Fob Registration
The Strata Council received a comprehensive report from the Resident Manager and this will be reviewed at their next Strata Council meeting.
6. Security System Upgrade
This item is pending as further quotations are being obtained from Acme, Chubb and CASI Installation. The Strata Council is planning a committee consisting of Dennis Kelli and Stephen Elliot to determine what are the specs, what does the Strata Corporation need and once the specs are determined, it will be circulated to all of the companies which will ensure that everyone quotes on the same spec. This will be further discussed at following Strata Council meetings.
8. Interior Touch-up Painting
This item is in progress. Craig Sinclair volunteered to undertake a task of the audit of both towers and report on problem areas to the Strata Council at the next meeting.
9. Welcome Package
Deferred until next meeting as Shirley was not present.
10. Window Washing
Has been completed by Champion Window and Pressure Cleaning. Council is satisfied with the work performed.
12. Resident Manager's Computer Security and Backup Systems
Will be discussed at the next Council meeting as Stephen Elliot is in the process of gathering information and due to the ongoing fob registration, the priority was to complete the task.

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CORRESPONDENCE

The Strata Council reviewed correspondence received with respect to:

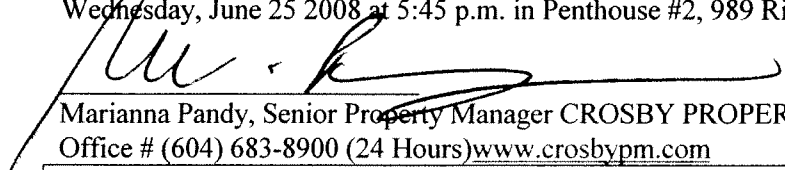
- (a) Smoking on common property and request to close off lounge nightly-the Strata Council decided this should be discussed further as they do not feel comfortable with a resident putting themselves in potentially risky situations in confronting guests. They encourage owners to call 911 in case of a major noise disruption and report to Council in writing. The Resident Manager has a record of all bookings and Council can take action against the residents in accordance with bylaws and Strata Property Act.
- (b) Request to reverse late fines: Council did not approve reversal as it is owner's responsibility to ensure that strata fees are paid on time as per the bylaws of LMS 4383.
- (c) Townhome hot water rebate: the Strata Council obtained legal opinion, which noted that there is no basis on which any owner may request such a rebate. There is no information to such rebate in the disclosure statements, nor the bylaws of LMS 4383. The Strata Council therefore has closed this matter.

The Strata Council reviewed and will be responding to all owners in writing and in accordance with the bylaws and the Strata Property Act.

NEW BUSINESS

1. 2nd quotation for seismic upgrade of the valves:
A quotation from PML Mechanical is pending. This will be reviewed at the next Strata Council meeting.
2. Power Washing of Courtyard and Townhome Areas
The Strata Council was in receipt of a second quotation from Milner's Washing. This item was deferred for discussion at the next meeting due to budgetary constraints.
3. Pro Star Additional Quote:
This item was deferred for discussion at the next meeting due to budgetary constraints.
4. Smoking on Common Property
Please note that smoking on common property is prohibited as per the bylaws of LMS 4383 as well as the City of Vancouver bylaws (this includes guest rooms and lounges).

There being no further business, the meeting was adjourned at 6:35 p.m. The next meeting will be held on Wednesday, June 25 2008 at 5:45 p.m. in Penthouse #2, 989 Richards Street, Vancouver, B.C.


Marianna Pandey, Senior Property Manager CROSBY PROPERTY MANAGEMENT LTD. General
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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.