

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

Held on Wednesday, October 22, 2008
Within Penthouse 2 – 989 Richards Street
Vancouver, B.C.

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

SENIOR PROPERTY MANAGER: Marianna Pandy Crosby Property Management Ltd.

The meeting was called to order at 5:50 p.m. by Ross Allen, Strata Council President.

GUEST BUSINESS

The following appeared as guests at this meeting: PML Mechanical, Allied Mechanical and a mechanical expert who is familiar with The Mondrian mechanical systems. The contractors were in attendance with respect to the mechanical maintenance contract and a series of questions as well as presentations followed with respect to the services they offer. After a thorough review of the proposals, it was moved/seconded to obtain Allied Plumbing & Heating Ltd. for the quarterly preventative maintenance, effective February 1, 2009 for duration of 1 year. CARRIED. The Strata Council will review the contract again prior to February 1, 2010.

RESIDENT MANAGER'S REPORT

1. Water leaks from boiler room of Mondrian II tower in PH 1 – Mondrian II; Paint damage in living room; hardwood damage in front of fireplace. Window cleaner using a tap in boiler room and spilled water on floor leaked in PH. Repairs to the boiler room ceiling as well as to the strata lot have been approved by the Strata Council. The Resident Manager will coordinate. As this was an emergency, the cost will be expensed from the Contingency Reserve Fund. CARRIED.
2. Bylaw infractions and fines for:
 - a. Vandalism and security/safety continuing disturbance; repeated infractions; serious problems;
 - b. Pets and disturbance;
3. Alternative contractors to be brought/discussed for areas such as:
 - a. Electrical minor repairs: Houle Electric and alternative contractor recommendations were made by the Property Manager.

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- b. Painting minor repairs (in suite repairs where strata was found responsible for repairs) Rite Handyman, Rudy Fehr.
- c. Minor plumbing repairs including common areas and in – suites where the strata was found responsible. Progressive Plumbing and Allied Plumbing & Heating Ltd.

The Property Manager has provided recommendations to all of the above. Council will discuss at the next meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 24, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the September 2008 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 completed were satisfactory. Pending items will be reviewed at the next Council meeting.
2. Weekend Emergencies
Stephen Elliot has volunteered to work on the wording and the rates for the weekend emergency services to be performed by one of the janitors. Stephen will forward some suggestions to the Property Manager and this will be finalized at the next Strata Council meeting.
3. Latham's Quotes/Recommendations
A series of quotations have been put on hold based on priority and will be reviewed as part of the annual budget.

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4. Latham's Mechanical Contract
The Strata Council was in receipt of a proposal from PML Mechanical and Allied Plumbing and Heating Ltd. After a thorough review of the proposals, it was moved/seconded to obtain Allied Plumbing & Heating Ltd. for the quarterly preventative maintenance, effective February 1, 2009 for the duration of 1 year. CARRIED. The Strata Council will review the contract again prior to February 1, 2010.
5. Security Upgrades/Special Project
Stephen Elliot provided information to the Strata Council that the specs have been prepared and proposals were requested from several companies being Chubb Security, Action Lock and Security Convergent. This item will be further discussed. It was further noted that a special project fee per the agency agreement will apply by Crosby Property Management Ltd.
6. Landscaping Upgrades/Special Project
The Strata Council reviewed the revised proposal from Para Space Landscaping and requested that a proposal be updated with current pictures. This will be included with the Annual General Meeting agenda. It was also discussed that the special project fee as per the agency agreement will apply by Crosby Property Management Ltd.
7. Pro Star Painting Quote
A quotation from Pro Star was obtained for the painting of the hallways. The Strata Council requested that a quotation for touch-up painting be obtained. The Property Manager recommended that the cost be built into the budget as a regular occurrence every quarter where a painting contractor can perform touch-ups on both towers. CARRIED.
8. Bemco Building Exterior Maintenance/ Tower I & II/Special Project
The Strata Council was in receipt of a revised quotation from Bemco and this will be included in the Annual General Meeting agenda. It was further noted that the special project fee by Crosby Property Management Ltd. will apply.
9. Heat Trace Panel
The heat trace panel still sets off alarms intermittently and the Property Manager noted that the Resident Manager is working with the trades in resolving the matter. This will be further reviewed at the next Council meeting.
10. Natural Gas Quote
It was moved/seconded to sign with ECNG Energy for three months and it was requested that the Terasen rates be reviewed periodically. CARRIED.
11. Make-up Air Unit
It was moved/seconded to authorize PML Mechanical for repairs of the make-up air unit as previously quoted. CARRIED.

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CORRESPONDENCE

The Strata Council reviewed correspondence with respect to the following:

1. Noise complaints
2. Reversal of move in fine
3. Police incident with non registered resident

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. Upcoming AGM
The Strata Council continues to work on the procedure of planning for the upcoming Annual General Meeting. It was established that the package of the Annual General Meeting will include several resolutions including a bylaw change. The Annual General Meeting agenda will be sent out 21 days prior to the meeting. The Strata Council is aiming for holding the Annual General Meeting in early January 2009.
2. Fiscal Budget
An updated 11 month budget has been provided by the Property Manager and reviewed by the Treasurer and the Strata Council. After the review some changes were proposed. This will be further reviewed at the next Council meeting.
3. Agency Agreement/Fee Increase
It was moved/seconded to approve the 3.5% management fee increase by Crosby Property Management Ltd. 4 in favour, 3 against. CARRIED.
4. Security Breaches
The Strata Council was in receipt of several complaints and reports on a Police incident emanating from a non registered resident of tower I. As this is a major concern to the Strata Council on behalf of the entire Strata Corporation, they urged the owner to take immediate action in remedying the correct situation. The owner did take immediate action and the tenant has moved out of the building. The Strata Council would like to advise the rest of the owners and specifically those owners that rent out their units that such actions will absolutely not be tolerated and bylaw fines and Strata Property Act steps will be taken into consideration when such problems arise. The Strata Council is being very diligent in ensuring that The Mondrian is a safe and pleasant place to live. The Strata Council requested that letters be sent to all owners with respect to owner and tenant responsibilities, security of the building and the importance of the fact that background checks must be done and due diligence must be exercised when an owner is renting out their unit. There are professional companies and agencies that deal with unit rentals and the Strata Council urges owners to use these services when applicable. The Strata Council will also like to advise that as per the Strata Property Act, the Strata Corporation can evict a tenant and therefore owners must be aware of the actions of their tenants. It was recommended that the Strata Council obtain services of a

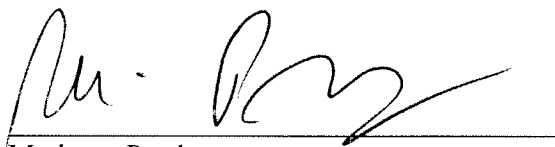
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security patrol company as based on the neighbouring strata feedback as it helped with decreasing the breaches. This will be reviewed at the next Strata Council meeting.

5. Signage for Gate

It was moved/seconded to approve that signage for the gate be obtained. CARRIED. Signs will be ordered from GE Hewitt by the Property Manager.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on November 19, 2008 at 5:45 p.m. in Penthouse II, 989 Richards Street.



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.