

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

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Held on Wednesday, September 24, 2008  
Within Penthouse 2 – 989 Richards Street  
Vancouver, B.C.

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

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

**RESIDENT MANAGER'S REPORT**

- 1) Elevator emergency calls could be taken over by Thyssen Elevator dispatch for cost saving reasons. The access in the building for the elevator technician can be provided by themselves. Council has approved to cancel Chubb Security. The lines will be transferred by Webb Electronics and any elevator emergency calls will go directly to Thyssen Elevator monitoring station. Instructions have been posted in all elevators.
- 2) Warm water in the cold water pipes at the ground and underground levels hose bibs. The mix is noticeable early in the morning. Also, the water drips at DCW large pipes in P1 were related to the heat trace wire creating condensation in the summer time.
- 3) MUA (makeup air unit) in M1 tower is not working.
- 4) Bylaw infractions and fines for some residents not stopping at the gate, fire hazard and litter of burning cigarette butts flicked over the window and disturbance (noise and vandalism). Council issued warnings to these strata lots.
- 5) Problems renting guest suites for people subletting rented suites and for people living in short term rental with no records at Crosby Property Management Ltd. and/or at The Mondrian.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held August 20, 2008 as circulated.  
**CARRIED.**

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**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the June, July and August 2008 financial statements. CARRIED. The Strata Council has noted that the Strata Corporation is noting a fiscal deficit and are currently reviewing and planning for the next fiscal year budgeting. The items that seem to be over budget are gas and repairs and maintenance.

**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 Strata Manager and/or Resident Manager and concluded that items completed were satisfactory. Pending items will be reviewed at the next Council meeting.
2. Recycling Corner  
Work has been completed by Rite Handyman.
3. Weekend Emergencies  
The Strata Council discussed the logistics of having an assigned janitorial staff handling the weekend evening emergencies only. Stephen Elliot has volunteered to review the on-call hours with the Property Manager. This will be further discussed and finalized at the next Council meeting.
4. Latham's Report & Recommendations  
The Strata Council will review the quotation and ensure that it is properly included in the next fiscal year's budget.
5. Security Upgrades/Resident Manager Office Computer  
Strata Council member Stephen Elliot provided a brief overview of the latest on the security upgrades. It was noted that Action Lock & Security has visited site as requested by the Property Manager and will be provided a proposal shortly. Based on this proposal, the Strata Council will obtain two additional proposals. The upgrade will also include the Resident Manager/Strata office computer system. The security upgrades will be included in the upcoming Annual General Meeting notice and will be properly voted on.

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6. Landscaping Upgrades

The Strata Council noted that the previous landscaping project has been abandoned due to some complications and time delays. It has been decided to approach Paraspace Landscaping and request their costs for the upgrade as seen at a property nearby. The Property Manager will contact Paraspace Landscaping to obtain a proposal. This will be reviewed at the next Strata Council meeting and will also be part of the Annual General Meeting agenda.

7. Pro Star Interior Painting Quote

This item was deferred until the next fiscal year and will be included in the budget repair and maintenance category.

8. Bemco Quotation for Exterior Building Repairs

As this is a priority item for the Strata Corporation, they will be including this in the next fiscal year budget for the work to commence next spring. This will be further discussed at the next Council meeting.

9. Heat Trace Panel Review

The Strata Council was in receipt of various reports from the Resident Manager with respect to intermittent alarm signals. Dierks Equipment, original installer, suggested that Fire Pro attends and reviews the previous repairs done. The Property Manager suggested that confirmation be made with Fire Pros and Houle Electric as to which of the two are the appropriate trades that are to attend to this in order to avoid additional costs. This will be reviewed at the next Council meeting.

**CORRESPONDENCE**

The Strata Council reviewed correspondence with respect to the following:

- 1) Water damage
- 2) Water seepage from strata lot to strata lot
- 3) Late fine charges and request to reverse
- 4) Repair to strata lot
- 5) Hallway ventilation

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

**NEW BUSINESS**

1. Natural Gas Quote

The Strata Council was in receipt of the natural gas quote from ECNG Energy. It was moved/seconded to proceed with ECNG energy for a period of 3 months. CARRIED. It was further requested that a review of rates be done with Terasen Gas. This will be discussed further at the next meeting.

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2. Annual Fire Inspection Deficiency Report from Fire Pro  
It was moved/seconded to approve carrying out of those deficiencies that are needed on common property and those repairs that are needed to smoke detectors and where it was noted that smoke detectors or others were disconnected as it will be charged back to the unit owners. CARRIED.
3. Makeup Air Unit/Latham's Quotation  
It was moved/seconded to request that PML Mechanical attends to site and provides a second opinion on the malfunctioning makeup air unit. CARRIED. The repairs are anticipated to be completed shortly. This will be further reviewed at the next Council meeting.
4. Upcoming AGM  
The Strata Council has started the procedure of planning for the upcoming Annual General Meeting. This will be discussed further at the next Council meeting.
5. Budget  
The Property Manager provided a draft 10-month budget to the Strata Council for review. Further revisions will be made and reviewed again at the next Council meeting.
6. Special Projects  
As per the Agency Agreement with Crosby Property Management Ltd, Agents on behalf of the owners, 3% in addition should be budgeted for the upcoming special projects (Security Upgrades, Landscaping and others). The Strata Council noted this will be included with budgeting for the cost.
7. Renting of Guest Suites to Non-Residents  
The Strata Council would like to note that the guest suites may only be rented to resident owners and tenants that are registered with LMS 4383, The Mondrian. The Resident Manager may make the judgement call if he feels uncomfortable in renting to people or if there are questionable acts around documentation.

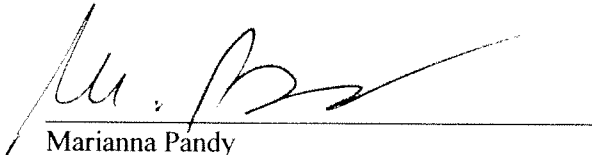
**Council would like to note that it is important that every owner submits a form K for every tenant that they rent the units to. If any owners have questions with respect to the above, please contact the Property Manager, Marianna Pandy, at (604) 689-6946.**

8. Power Washing Quotation  
The power washing quotation from various trades will be discussed, reviewed and included in the next fiscal year's budget.

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There being no further business, the meeting was adjourned at 7:50 p.m. The next meeting will be held on Wednesday, October 22, 2008 at 5:30 p.m.



Marianna Pandey  
Senior Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
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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.**