

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

Held on Thursday, March 4, 2010 at 6:00 pm
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

COUNCIL IN ATTENDANCE: Dennis Kelli
Jacy Lee
David Rowan
Garry Heiman
Craig Sinclair
Tova Jamernik

REGRETS: Stephen Elliott

LICENSED STRATA AGENT: Emil Filip Crosby Property Management Ltd.

The meeting was called to order at 6:02 pm by the Council President.

GUEST BUSINESS

A newer owner attended the meeting to challenge a charge back for plumbing repairs to his strata lot as the leak that required the repairs charged back to his unit was known to the old owner prior to the sale of the unit and, in the owner's opinion, it should have been the responsibility of Strata to repair. The Council's position is that since the pipe was inside a strata lot and serves only one unit, the responsibility for repairs lies with the owner, not the Strata. Also, since the leak was known to the previous owner since 2008, it was the seller's duty to disclose the matter to the purchaser. The final decision will be communicated to the owner as soon as it becomes available.

RESIDENT MANAGER REPORT

The Resident Manager presented a summary of the report that had been submitted in advance to the Strata Council and provided clarification on some items. Council thanked the Resident Manager and the staff for their outstanding efforts.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held January 26, 2010 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January 2010 financial statements. CARRIED. Council also approved the commencement of foreclosure procedures against a unit in arrears.

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.

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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

Security updates

The project will commence soon. Several additions have been approved by Council.

Window washing/canopy cleaning quotes

Council approved the quotation submitted by Champions. The work will be scheduled as soon as possible.

Fire system repairs

Council approved the replacement of an annunciator in the TH area.

CORRESPONDENCE

The Strata Council received correspondence with respect to the following;

- general comments from TH owner – Council thanks the owner and will try to incorporate her suggestions in their future work;
- report on corrosion of toilet lines – all owner and residents are urged to check the supply lines for their toilets and replace them with braided ones if signs of corrosion are noted;
- structural concerns – an engineering report will be authorized this year for Mondrian 1 (989 Richards) as the 10 year structural warranty will expire this fall;
- noise complaints – several warnings sent, a few fines levied;
- leaks – the Resident Manager is cooperating with the residents to fix the leaks that are Strata's responsibility.
- alterations – permission granted subject to signing an indemnity agreement.

NEW BUSINESS

Appraisal

The annual appraisal of the property was completed and the cost of reconstruction new would be \$71,976,100. This value is for insurance purposes only and does not reflect the market value of the property.

Warranty expiry – Structural

The 10 years Structural Defects Warranty expires on November 28, 2010 for Mondrian 1 (989 Richards). All owners and residents are encouraged to report any structural deficiencies that they may notice at their earliest convenience. In order to make sure that no major problems have developed, the Strata Council decided to hire an engineering company to do the structural inspection and provide a report. The report will then be forwarded onto the Developer and St. Paul Travelers, the warranty provider.

Break-ins

A few break-ins reported. Owners are advised to remove valuables from their vehicles, to wait for the garage gates to fully close behind their vehicle when leaving or entering the garage and not to allow

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strangers to follow them in the building.

Rentals

All owners who rent their units and their agents are hereby advised that it is their duty to help the tenants become familiar with the building, its rules and bylaws. Further, Form K must be submitted within 14 days from the date when a new tenant moves in. Please note that the Resident Manager and the staff have been advised not to provide such extra assistance to tenants since the Resident manager and the staff have other duties and responsibilities towards the Strata Corporation.

There being no further business, the meeting was adjourned at 8:07 pm. The next meeting will be held on March 30, 2010.



Emil Filip
Licensed Strata Agent
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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.