

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

Held on Wednesday, April 27, 2011
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Garry Heiman	Council President
	Jacy Lee	Vice-President
	Dennis Kelli	
	Blaine Culling	
REGRETS:	Craig Sinclair	
	Barrie Brown	Treasurer
	Mike Michl	
STRATA MANAGER:	Emil Filip	Crosby Property Management Ltd.

The meeting was called to order at 6:07 pm by the council president.

GUEST BUSINESS

Representatives from the Contemporary Art Gallery (CAG) attended to request permission to have a mural painting on the Nelson side of the building for a period of 4 months from September to December 2011. CAG promised to restore the property to its original condition afterwards. Council will seek confirmation from strata lawyer to see if such alteration would require a ¾ vote.

RESIDENT MANAGER REPORT

Council reviewed the reports provided by the Resident Manager and thanked Ilona for her work.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held March 23, 2011 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the March 2011 financial statements. CARRIED.

As previously authorized by the Strata Council, Crosby Property Management Ltd. will continue to place liens on the units in arrears as per the provisions of the *Strata Property Act*.

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 new 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.

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on April 27, 2011**

BUSINESS ARISING FROM PREVIOUS MINUTES

New council member

Mr. Mike Michl has accepted to join the strata council replacing Stephen Elliot who has resigned due to health concerns. Council wishes to welcome Mike and also to thank Stephen for his years of dedication and work for the benefit of the strata corporation.

Quotes for membrane repairs (3rd floor)

The work is schedule to begin soon. The owner was asked to kindly remove items from the deck so that the work can proceed.

Fire Testing

The costs for in-suite testing and repairs was charged back proportionally to ALL the units missed during the first two fire testing attempts. Fines of \$200 were levied and will be waived only if the respective strata lots are tested. Six units have already complied and their fines have been reversed.

Structural repairs

The repairs to cracks in parkade as per McCuaig Engineering report have been completed by Bemco.

Relief Manager

Council is reviewing and finalizing the contract for the relief manager.

Roof anchors

Atlas was asked to provide quote to install ladder or a hatch on a section of roof where the existing anchors have not been inspected. Quote pending. Exterior pressure washing and window washing cannot be completed until the anchors are tested.

Landscaping quotes

Landscaping quotes have been received from Angel Ridge Landscape Maintenance. Several quotes were approved subject to availability of funds (under review by council). The work will address the appearance of the two buildings and the dog potty area along Richards St.

Window washing/pressure washing quotes

Several quotes requested to wash both towers and the townhouses, to wash the windows, to pressure wash the parkade and the sidewalks. Some have been received. Others are still pending. The work will only be scheduled after all roof anchors are tested.

Duct cleaning

Completed. 31 units missed at Mondrian 1, 46 missed at Mondrian 2. Unfortunately, some units were missed for two years in a row. The respective owners will be required to clean the ducts at their own expense. Penalties will be levied for non-compliance.

Drier ducts become clogged with lint and that leads to leaks when water pools in ducts and damages ceilings. Also, dry lint is highly flammable. A clogged duct prevents proper drying of clothes and increases the use of energy and the costs associated with it.

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on April 27, 2011**

Access to floors

Following several requests from owners, council is reviewing the option of re-keying a stairwell in each of the towers so that in case of double elevator failure, residents can still access their floors from the stairwell. Each floor will have a different key.

CORRESPONDENCE

The Strata Council received correspondence as follows:

- Jacuzzi noise, dog cleanliness – a time lock will be installed on the Jacuzzi to prevent its use (and abuse) after hours. Also, the landscaping improvements will ensure that the dog potty area along Richards St. will become unusable for dogs.
- Request to waive fine – denied.
- Dog noise – letter sent already to respective resident.
- Accidental leak from 27th floor in Mondrian 2 – repairs due to leaks that do not affect common property are not strata's responsibility to address;
- Request to contribute financially to remedy mould problem in one TH – resident was advised that the repairs are the owner's responsibility unless it is proved beyond any doubt that the leak came from outside.
- Slip and fall – council acknowledged the incident. The resident will be reimbursed for her expenses.

NEW BUSINESS

Quote from extra work from Bemco

A second quote for additional work (caulking) in the garage was rejected by Council.

Garbage room entry

A quote from Force 10 Industries to install fence panels at garbage room entry was approved and finalized.

TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 8:40 pm. The next meeting will be held on May 25, 2011.

CROSBY PROPERTY MANAGEMENT LTD.

Agent for the Owners

Emil Filip

Strata Manager

Email: efilip@crosbypm.com

Direct Line: (604) 689-6937

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.