

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

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Held on Wednesday, November 25, 2009 at 6:30 pm  
Within the Lounge Room at 989 Richards Street,  
Vancouver, B.C.

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<b>COUNCIL IN ATTENDANCE:</b>	Stephen Elliott	President
	Jacy Lee	Vice President
	David Rowan	Treasurer
	Garry Heiman	Member at Large
	Dennis Kelli	Member at Large
	Craig Sinclair	Member at Large
<b>REGRETS:</b>	Susan Fellenz	Member at Large
<b>LICENSED STRATA AGENT:</b>	Emil Filip	Crosby Property Management Ltd.

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The meeting was called to order at 6:35 pm by the Council President.

**GUEST BUSINESS**

No guest business.

**RESIDENT MANAGER REPORT**

The Resident Manager presented a summary of the report that had been submitted in advance to the Strata Council. Some of the items on the report are as follows:

- There have been problems with the elevators, but fewer than in the past;
- Fire testing completed – 42 units missed;
- Sprinkler system winterized;
- Several cars were broken into;
- locker D broken into as well;
- Some residents continue not to clean after their pets
- Some residents continue to leave garbage in lobbies and parkade bins;
- Some residents continue to mix the recycling materials and put garbage into recycling totes.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held October 28, 2009 as circulated.  
CARRIED.

### **APPROVAL OF FINANCIAL STATEMENTS**

The approval of October 2009 financial statements was tabled, as some clarification is needed.

#### **IMPORTANT**

*Some owners are still in arrears with their payment of the special levy and strata fees, such owners have received statements of account and, if needed, warning letters as reminders that they owe money to the Strata Corporation. Liens will continue to be placed on the strata lots that did not comply with the request. Such owners are advised that a placement of a lien will add an additional non-refundable \$400.00 in administrative fees.*

### **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. Regular Building Maintenance – Common Area Touch-Up Painting  
The contractor has already collected samples of paint to match the existing colour. The painting will commence in early December.
2. Electrical repairs  
A second quotation for such repairs was obtained from Synergy Electric. The decision was tabled as more info is needed.
3. Dryer Duct Issue  
The quotation received from Rudy Fehr Repairs to fix the crack in the ceiling and seal the concrete was approved.
4. Second fire inspection  
42 units missed. The owners will be asked to carry the inspection of their unit at their own expense.
5. Security Upgrades  
Quotes received. Decision tabled.

**Minutes of the Council Meeting  
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**CORRESPONDENCE**

The Strata Council received correspondence with respect to the following: request for reimbursement from C.A.G., leak, damp wall, noise. The Strata Agent will respond as needed.

**NEW BUSINESS**

1. Proposed Budget

The Strata Council has reviewed and finalized the draft budget for the next fiscal year. The A.G.M. will be tentatively held on January 13, 2010. A 7% increase should be expected due to the pending introduction of the Harmonized Sales Tax.

There being no further business, the meeting was adjourned at 7:46 pm. The next Council meeting will be held on December 8, 2009.

**Please visit the Strata Corporation website at: <http://mondriandowntown.com>**

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Emil Filip  
Licensed Strata Agent  
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.**