

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

Held on Wednesday, December 17, 2008
Within Amarcord Restaurant-1168 Hamilton 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.
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The meeting was called to order at 6:05 p.m. by Ross Allen, Strata Council President.

RESIDENT MANAGER'S REPORT

Various maintenance items and tasks from the manager's report were reviewed and discussed between the Council and the Property Manager. All items were found to be in order and items requiring approval were reviewed and approved. It was moved/seconded to approve a quotation from Accurate Glass Services for repairing several entry points and doors as well as hardware and to replace a steel door for security reasons. CARRIED.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to amend the Minutes of the Council Meeting held November 19, 2008 as follows:

1, Section 6 – Report on Litigation – Clark Wilson provided a revised legal wording as follows:

“An owner's insurer exercised its right to bring a subrogated action against the tenants to try to recover the amount paid by it to the Strata Corporation for the Strata Corporation's insurance deductible. The tenants in turn brought a third party claim against the Strata Corporation.”

2. Business Arising from Previous Minutes: Item 4 – Security Upgrades/Special Projects: It was moved/seconded to accept the 3% special fee by Crosby Property Management Ltd. for the security upgrades project. The vote was 6 in favor, 1 opposed. CARRIED.

3. Bemco Building Envelope Maintenance: it was moved/seconded that a 3% special project fees of Crosby Property Management Ltd. will apply. The vote result was 6 in favor, 1 opposed. CARRIED.

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There being no further amendments, it was moved/seconded to approve the amended Council Meeting minutes of November 19, 2008. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the year end financial statements after the Treasurer has suggested the adjustments as agreed by the Strata Council. 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

An owner's insurer exercised its right to bring a subrogated action against the tenants to try to recover the amount paid by it to the Strata Corporation for the Strata Corporation's insurance deductible. The tenants in turn brought a third party claim against the Strata Corporation. The claim was settled at the November 21, 2008 mediation, with an agreement that the claim against the Strata Corporation would be withdrawn.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Weekend Emergencies
The Strata Council reviewed the proposed plan and was advised that the Property Manager will discuss this with the Resident Manager. This will be further reviewed at the next Council meeting.
2. Annual General Meeting Agenda & Resolutions
After a final review of each resolution, it was moved/seconded that these be included at the upcoming Annual General Meeting. CARRIED. The agendas will be circulated in accordance with the Strata Property Act via mail to all owners of LMS 4383.
3. Budget Finalization
The Strata Council reviewed the final budget as revised by the Treasurer, David Rowan. The Strata Council thanks David and Marianna Pandey, the Property Manager, for their involvement in finalizing the budget. It was moved/seconded that the budget, as reviewed, will be presented at the Annual General Meeting for the ownership's majority vote and approval. CARRIED.
4. Security Update
Stephen Elliot provided an update on the quotation and wording which will be included in the Annual General Meeting agenda as well as on The Mondrian website.
5. Para Space Landscaping – Grass on Richards Street
The Property Manager advised that Para Space will be looking after reviving or replacing the tall grass next to the townhouses on Richards Street in the spring of 2009. This will be further reviewed at the next Council meeting.

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CORRESPONDENCE

The Strata Council reviewed correspondence with respect to the following:

1. HVAC system in common area hallway-has been repaired by Allied Plumbing & Heating.
2. Request to reverse in-suite related plumbing repairs/chargeback – as this was not a strata common property related matter, the Strata Council did not approve the reversal of the charge.

NEW BUSINESS

1. Insurance Costs

The Strata Council inquired as to the proposed increases in insurance costs and the question posed was: does the market value drive the cost of insurance? The answer from BFL Insurance was that the market value was not related to the increase in insurance. The cost of replacement is the effecting factor in terms of increases in insurance premiums and it is foreseen that the insurance industry is recommending a 20% - 30% increase to be budgeted for in the upcoming insurance year.

2. Christmas Bonus

It was moved/seconded that a nominal Christmas bonus will be extended by the Strata Council to the Resident Manager and the two janitors. CARRIED.

There being no further business, the official portion of the Strata Council meeting ended at 6:53 p.m. The next meeting will be the Annual General Meeting held on February 3, 2009, venue to be announced.



Marianna Pandey
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.