

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

Held on Wednesday, February 2, 2011
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Dennis Kelli	Council President, Security
	Jacy Lee	Vice-President, Bylaws
	Stephen Elliott	Landscaping
	Craig Sinclair	
	Garry Heiman	Inventory/Maintenance Major Assets
REGRETS:	David Rowan	Treasurer
STRATA MANAGER:	Emil Filip	Crosby Property Management Ltd.

The meeting was called to order at 6:03 pm by the Council President.

GUEST BUSINESS

Three guests attended the meeting to discuss with Council the following matters:

- request to waive an unscheduled move-out fine and to seek clarification regarding assessment of moving fee for furnished units – fine waived this time only as sign of good will from Council; also Council confirmed that the moving fee has nothing to do with the fact that a unit is furnished or not, the moving fee (\$100.00) is charged when a change in occupancy occurs (when people move in and also when people move out);
- request to have noise fine reversed – after reviewing the matter, as there have been several noise incidents, Council decided not to waive the fine;
- preparation for AGM

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 January 5, 2011 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the December 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.

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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.

BUSINESS ARISING FROM PREVIOUS MINUTES

Fire Testing

The report from the third fire testing is still pending. The costs for in-suite testing and repairs will be charged back proportionally to the units missed during the first two fire testing attempts.

Tread mill replacement

Two tread mills were replaced by Pump House.

Quotes for structural repairs

Three separate contractors have been contacted. Quotes still pending.

Annual General Meeting

Notices have been already mailed out.

Quotes for membrane repairs (3rd floor)

Four contractors have been asked to submit their quotes. Only one quote received so far from Prot Moody Contractors.

Relief Manager

The daily/hourly rate for a Relief Manager has been adopted (\$50.00/day for on-call, \$20.00/hour for response and first 2.5 hours free (included in the daily on-call pay).

CORRESPONDENCE

The Strata Council received correspondence as follows:

- noise complaints – warnings and fines have been issued accordingly;
- request to waive noise fine – denied;
- request to waive move-out fine – fine waived this time only;
- installation of air-jetted bath tub – will be approved subject to owner signing an indemnity agreement and assuming full responsibility for it;
- reimbursement request for charge backs – apparently, the request may refer to unrelated work, Council will review the invoices and the work and decide accordingly.

NEW BUSINESS

Cigarette butts

Cigarette butts continue to litter a certain area of common property. Council has decided on a course of action to identify the person responsible and automatic fines will be levied for each violation.

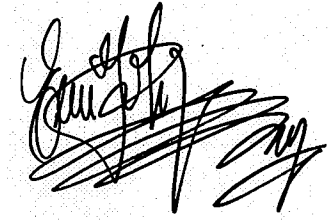
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TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 7:55 pm. The next meeting will be the Annual General Meeting on February 21, 2011.

CROSBY PROPERTY MANAGEMENT LTD.

Agent for the Owners



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Strata Manager
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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.