

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

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Held on Wednesday, January 5, 2011  
Within the Lounge Room at 989 Richards Street,  
Vancouver, B.C.

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

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

**GUEST BUSINESS**

No guest business.

**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 November 30, 2010 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was MOVED/SECONDED to approve the November 2010 financial statements. CARRIED.

As 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*. Currently, liens have been placed on three units and another one has received its final demand for payment.

**Council instructed the Strata Manager to involve the Strata lawyers in the collection of arrears for a certain strata lot. This may lead to the forced sale of the respective strata lot.**

**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 January 5, 2011**

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**BUSINESS ARISING FROM PREVIOUS MINUTES**

Security upgrades

The fine tuning of the new security system continues. Owners are asked to report any access problems to the Resident Manager.

Fire Testing – Report and Quotes

The third fire testing was scheduled for January 10, 2011.

Town house woodwork

The quotation provided by Phoenix Restoration was approved to repair and repaint 20 TH doors and frames. Since the work is weather sensitive, it will have to be scheduled later in spring when the dry weather arrives.

**CORRESPONDENCE**

The Strata Council received correspondence as follows:

- Waste Management – 18.2% rate increase due to dump disposal cost increase in Metro Vancouver;
- BC Hydro – introduction of Large General Service Conservation Rate. More information available at [www.bchydro.com/lhs](http://www.bchydro.com/lhs);
- Travelers Guarantee re: structural warranty – they have requested that Bosa Ventures engage their engineer to assess warranty claim. Confirmation on warranty claim can be made only after the Builder's engineering report is received;
- owner protesting charge back for investigative work in his unit – as the problem that triggered the investigation was caused by improper ventilation, Strata is not responsible, hence the charge will stay;
- owner complaining of noise in party room in M2 – warning letter issued;
- water damage to unit from exterior membrane – repairs authorized to flooring;
- items in storage damaged by water – personal insurance must cover such items as the Strata insurance does not cover private property and belongings;
- missed fire inspection, owners away – info available in minutes and notices;
- noise – fines levied.

**NEW BUSINESS**

Mechanical

Allied Plumbing, National Plumbing and Latham's have provided quotes to replace a water boiler. Allied quote was approved. The work has already been completed.

Tread mills

Pumphouse Fitness, Stak Fitness and Metagenics have provided quotes to replace two tread mills at the end of their life. Pumphouse quote approved.

AGM date and proposed budget

The upcoming AGM was scheduled for February 21, 2011. Again, a 6% increase will be presented for Owners' approval at the upcoming AGM.

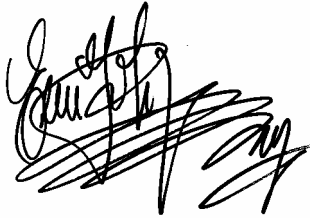
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**TERMINATION OF MEETING**

There being no further business, the meeting was adjourned at 8:16 pm. The next Council meeting will be held on February 2, 2011 and the Annual General Meeting will be held on February 21, 2011.

CROSBY PROPERTY MANAGEMENT LTD.  
Agent for the Owners



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Emil Filip  
Strata Manager  
Email: [efilip@crobypm.com](mailto:efilip@crobypm.com)  
Direct Line: (604) 689-6937  
General Office: (604) 683-8900 (24 Hours)  
[www.crobypm.com](http://www.crobypm.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.**