

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

Held on Wednesday, April 28, 2010 at 6:00 pm
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

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

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

GUEST BUSINESS

Mr. Ross Allen, one of the former Council Presidents at the Mondrian, addressed the Council to offer his support and to learn more about the problems that Council may be facing. His valuable suggestions and advice were appreciated by Council. After that, Mr. Allen left the meeting.

RESIDENT MANAGER REPORT

The Council reviewed the report submitted by the Resident Manager. The Resident Manager provided additional information as required.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held March 4, 2010 as circulated. CARRIED. The meeting of March 22, 2010 did not take place due to no quorum.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the February 2010 financial statements. 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

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

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BUSINESS ARISING FROM PREVIOUS MINUTES

Security updates

All paper work has been submitted to secure the leasing of the equipment. The materials have already been ordered and will be acquired soon. The system will commence in early June and is estimated to be fully completed by the end of July 2010. Unfortunately, a number of disruptions are anticipated and all owners and residents are expected to comply and provide all needed support to Council to speed up the process while keeping the building secure. For a period of time, while changes to the locking system on access doors will be implemented, access may be diverted through other areas and fob pads will be replaced temporarily by common area keys. Council is looking into the option of phasing the project to reduce inconvenience and maximize security. A letter will be circulated and notices will be posted as soon as the final details are provided by Action Lock.

Window washing/canopy cleaning quotes

Council approved an amended quotation submitted by Champion. The work will be scheduled as soon as possible. The canopies and the TH exterior inaccessible windows will also be cleaned. We regret the delay.

Duct cleaning

The cleaning of the ducts, both from outside and inside, has been completed with very good results. This method helps eliminate almost the entire accumulation of lint. Residents should clear the lint trap in their dryer after every load. It is also highly recommended to continue running the dryer for at least 15 more minutes after the last load of laundry is removed to ensure that moisture is fully eliminated.

Charge back

The newer owner that had attended the meeting of March 4, 2010 to challenge a charge back for plumbing repairs to his strata lot has commenced legal action in Small Claims Court against Crosby, the Agent for the Strata Corporation. Regardless, the Council's position remains as follows:

- the problem was known to the previous owner (seller) who failed to disclose it to the buyer;
- the matter was disclosed in the minutes of the meeting held May 19, 2009 (point 9 under "Business arising from previous minutes") as the investigation cost could have been incurred by the Strata if the leak had been traced to common property, but the new buyer was not aware of it;
- the leak originated from a T-junction inside the owner's strata lot and, thus the responsibility for repairs rests with the owner (old or new), not the Strata;
- the costs to investigate the leak and repair the unit below in which intrusive investigation had to be carried was charged to the unit responsible;
- the charges will not be reversed by the Strata;
- the owner should seek compensation from the seller.

Structural concerns

Bosa responded to an owner and advised that the crack reported by the owner is not a structural matter, but rather a maintenance issue where an interior wall meets a structural concrete wall. Problem was since resolved by the owner.

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CORRESPONDENCE

The Strata Council received correspondence with respect to the following:

- report from contractor. Rudy Fehr advised that the metal supply line to the toilet tank inside a unit has pinholes and is leaking.

As the Strata Corporation is not responsible for in-suite plumbing, all residents are urged to check the supply lines, connections and shut off valves not only to their toilet tanks, but also to their showers, faucets, dishwashers, bathtubs, toilets, etc and contact a plumber immediately if they notice any leak.

- noise complaints, including from the Lounge Room – several warnings sent, a few fines levied;
- requests to reverse charge backs for plumbing and carpet cleaning – none was approved;
- thank you note for Council – acknowledged and appreciated;
- cigarette butts – they continue to be an issue – action will be taken as needed;
- parking stall for sale – the Strata cannot sell parking stalls, please contact Bosa for such enquiries;
- request for reimbursement of tow charges – not approved;
- items in parking stall – owner will remove;
- dirty balcony – letter and fine sent;
- late payment fines – not waived;
- Form K – must be submitted in due course to avoid fines.

NEW BUSINESS

Elevator phones

A quotation to upgrade the elevator phones in Mondrian 2 had been approved, but after the job was completed, it was noted that the Resident Manager's office line was not functioning properly. The contractor will be invited to return and address the matter at no extra charge.

Parkade cleaning

The quotation provided by Atlas for pressure washing the parkade was not approved yet.

Landscaping

Council is not happy with the latest performance of the Landscapers. The Agent will contact them to ask them to follow up to the maintenance schedule provided. Also, the irrigation system will be turned on soon.

Gardening Committee

Volunteers are wanted to take part in the Gardening Committee and coordinate landscaping projects. Please contact the Strata Agent if interested.

Plumbing quotes

Allied Plumbing has submitted a number of quotes for repairs with price variations that made Council's decision difficult. The Agent was instructed to obtain firm prices for the repairs prior to approval by Council.

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New leaks

A number of three more leaks were reported. All three affected strata lots. No common property was damaged. The responsibility for repairs rests with the owners of the units where the leaks came from. The Strata Corporation had sent a restoration company to assist with one of the leaks, but the emergency repairs will be charged back to the owner.

Insurance

The new insurance policy covering the period between April 1, 2010 and April 1, 2011 has come into effect. Money will be borrowed from the Contingency Reserve Fund to pay off the premiums and the amount will be returned to the CRF over the next 12 months as strata fees are collected.

Repairs

Several quotations provided by Rudy Fehr for repairs to or damages caused by problems originating from common property were approved. The Agent will advise contractor to proceed.

Quote to replace the guest suite blinds

Approved.

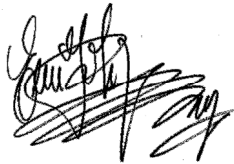
Structural review

Two quotations from Morrison Hershfield and McCuaig and Associates to proceed with a structural review prior to the expiration of the structural warranty for Mondrian 1 (989 Richards) were reviewed by Council, then it was decided to proceed with the contract provided by McCuaig and Associates.

Emergency procedures

Following a gas leak incident, the Strata Council has expressed their displeasure with the way the after-hours service employed by Crosby has been dealing with the incident. The Strata Agent had already conveyed the message onto the upper management at Crosby together with valuable suggestions from the Strata Council.

There being no further business, the meeting was adjourned at 8:47 pm. The next meeting will be held on May 26, 2010.



Emil Filip
Licensed Strata Agent
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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.