

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

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Held on August 25, 2009  
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
<b>REGRETS:</b>	Susan Fellenz	Member at Large
	Craig Sinclair	Member at Large
<b>PROPERTY MANAGER:</b>	Emil Filip	Crosby Property Management Ltd.

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The meeting was called to order at 6:08 pm by Council President.

**GUEST BUSINESS**

No guest business.

**RESIDENT MANAGER REPORT**

The Resident Manager presented a brief summary of the long and detailed report that had been submitted in advance to the Strata Council.

One of the issues that seem to arise quite frequently are problems with the elevators, as some residents or visitors jam the doors open and cause the elevators to malfunction, the result being costly repairs that could have been avoided altogether and increases in maintenance fees to cover such costs.

Another issue is the fact that many residents do not clean after their pets. Dog poop and urine are commonly found in elevators, lobbies, hallways and stairwells. The Strata personnel and Council will monitor the situation and residents found in violation will be penalized.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held July 21, 2009 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the July, 2009 financial statements. CARRIED.

**IMPORTANT!**

**Some owners are still in arrears with the 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 the placement of a lien will add an additional non-refundable \$400 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**

Regular Building Maintenance - Common Area/hallway touch up painting

A quotation was provided by B.J.'s Repairs and Maintenance. A second quotation will be obtained by the Property Manager.

Washing Machine Hose Replacement – Angus

The project is in progress. All owners are reminded that the final cost will be charged back to each strata lot (\$125 + tax).

It was noted that a number of owners have already changed the hoses to their machines on their own. If such owners can provide an invoice to prove that the job was done and that they paid for it, they will not have to pay the charge.

Signs

The project is in progress.

Dryer duct issue

The owner of a unit that appears to have a leak in the ceiling caused by a faulty drier duct and was offered by Council the option of having a ventless drier and have the duct sealed decided to rejected the option. Therefore, Council is exploring other options, the first being the insertion of a drier duct inside the existing one that could be connected with the drier. The Property Manager was asked to source out a contractor that can do the job and obtain a quotation for the work.

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**CORRESPONDENCE**

The Strata Council received correspondence with respect to the following:

- Laundry hoses replaced by owner;
- Owner denying accusations regarding washing of balcony;
- Crack and stain on ceiling;
- Request to reduce/waive fines;
- Noise.
- Rental enquiry.

**NEW BUSINESS**

Parkade door

The quotation received from Overhead Door to replace the old trolley release so that the gate can be opened manually has been approved.

Quote for repairs to gym equipment

The quote to repair a defective treadmill by Pumphouse Fitness Systems was approved.

Quote for upgrades to irrigation system

The quote provided by Burnaby Irrigation to upgrade the irrigation system in the NW courtyard was approved.

Security system

The Strata Council is investigating the possibility to upgrade the security system **without** a special levy, by adding a security system line to the annual budget (beginning next fiscal year) and paying for the installation, upgrades and ongoing maintenance as an ongoing expense as part of the strata fees. The upgrades to the system would allow for improved security options, coverage and future additions. Long term financing (leasing) will be investigated for such project to minimize costs to residents. Details will be provided to all residents well in advance of the next AGM to ensure everyone is fully informed on this important issue.

Bylaw changes

Due to the challenges and high costs posed by rental properties, in particular by short term rentals, the Strata Council is contemplating changes to the Strata Bylaws to be presented to the Owners at the next AGM that would put a minimum limit of 12 months on any apartment lease. The duration of such lease would then be 12 months or more, but no less than 12 months.

Landscaping

Due to the fact that Council is not satisfied with the quality of landscaping, the Property Manager was asked to obtain two quotes for landscaping services. Council will provide a third one.

Rates and terms for Olympic rentals

Council decided that the rates for renting the two guest suites would be as follows:

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- small guest suite: \$200/night;
- large guest suite: \$250/night.

Also, the following terms and conditions were created:

- The rates will be in effect between February 1, 2010 and March 22, 2010;
- The maximum rental term will be 5 (five) days with the possibility to continue the rental only if no other requests are received prior to December 15<sup>th</sup>, 2009;
- Reservations are on a first-come, first served basis and must be paid in full at the time of reservation.
- Reservations for extra days (beyond the 5 days stipulated) will be accepted from December 15<sup>th</sup>, 2009, again on a first come, first served basis.
- Residents are reminded that the guest suites are for the use of residents and their friends and family. As such, reservations are restricted to residents for the exclusive use of friends and family of residents. Sub-leasing of the guest suites is prohibited and any person found **sub-leasing** the guest suites will be fined \$100 per day and the persons in the suite will be subject to immediate eviction.
- The maximum number of persons that can occupy each of the guest suites at one time is 4 (four);
- The renters will have to fully obey and observe the Strata Bylaws and Rules.

Pets

**Pet owners are strongly advised to clean up after their pets.  
Council will have zero tolerance towards any resident that fails to do so.  
Pet faeces, urine, muddy paw prints, vomit, hairballs are not only disgusting, but make the property look cheap and embarrassingly dirty, are hard and costly to clean, and prevent the Strata personnel from using their time for better purposes during their daily routine.  
Please be both a responsible pet owner and a caring resident.**

There being no further business, the meeting was adjourned at 7:55 p.m. The next meeting will tentatively be held on September 29, 2009 at 6:00 pm within the lounge at 989 Richards Street.



Emil Filip  
Property 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.**