

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

Held on July 21, 2009
Within the Lounge Room at 989 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Stephen Elliott	President
	Jacy Lee	Vice President
	David Rowan	Treasurer
	Garry Heiman	Member at Large
	Dennis Kelli	Member at Large
	Craig Sinclair	Member at Large
REGRETS:	Susan Fellenz	Member at Large
PROPERTY MANAGER:	Emil Filip	Crosby Property Management Ltd.

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

GUEST BUSINESS

Owners from a strata lot attended the meeting to express their frustration regarding the fact that the situation caused by a leaky dryer duct has not yet been addressed.

RESIDENT MANAGER REPORT

The new Resident Building Manager (RBM), Ilona Bristow, briefly joined the meeting to introduce herself. Council asked Ms. Bristow a number of questions regarding her work, the assistance that she needs, problems and challenges that she is facing, and about the most problematic issues that she had to deal with. The RBM advised that the most common problem is the number of leaks, some of them caused by the negligence of the residents. Council thanked the RBM for her verbal report, then the meeting continued.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 25, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

IMPORTANT !

Some owners are still in arrears with the payment of the special levy. All owners in arrears have received warning letters as the payment was due over three months ago. Liens were placed on 17 strata lots and more liens will be placed if payment is not received by July 31, 2009.

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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

As the strata personnel cannot do the touch up painting themselves, Council suggested that the painter used to paint the RBM unit be contacted for the job. The RBM will be in charge of the project.

Washing Machine Hose Replacement – Angus

The project has started. Council wishes to apologize for the inconvenience caused by the fact that the work had to be redone and delayed to a number of units after it was discovered that the flexible hose pipes that were supposed to be used had a design problem due to a faulty valve. Regular metal braided pipes will be used instead.

Signs

The design of the signs was approved by Council.

Dryer duct issue

Council decided to replace the dryer in the respective unit with a ventless dryer, seal the vent and repair the ceiling, as such will be way cheaper and less inconvenient than repairing a duct encased in concrete.

CORRESPONDENCE

The Strata Council received correspondence with respect to the following:

- Dirty ledge. The Property manager advised that the problem has been resolved since.
- Dog barking. Warning letter has already been sent out.
- Early noise, dripping noise, garbage on roof. Property manager will contact owner for updates before taking action
- Replacement of door damaged by fire. Replacement was approved by Council.
- Request to waive late special levy payment fines. Request rejected.
- Request to waive fine for not removing Xmas lights in time. Request rejected.
- Response from owner who received noise complaint in error. Council apologizes for the inconvenience.
- Cracked glass pane in window. Will be replaced.

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NEW BUSINESS

Dishwasher flood

A small leak affected a unit below. As repairs fall under the insurance deductible, no claim was filed. Expenses for emergency response will be charged back to the unit where the leak originated from.

Quote for spa service from Imperial Paddock Pools

The quote was rejected as the RBM and the strata staff are expected to continue with the maintenance of the spa.

Annual fire systems inspection

The annual fire system inspection was scheduled for early to mid August (see notices attached). Access is needed in all unit. Access arrangements can be made with the RBM in case residents are not available.

Repairs to irrigation system

Completed. Unfortunately, due to the fact that apparently the system was turned off by someone after the spring start up, a number of trees are stressed. Council expressed their dissatisfaction with the landscaping company who reported the problem very late.

Missed crack

It was brought to Council's attention that there is a crack that was missed – hence not caulked – by Bemco during their maintenance work. Council will take pictures of the crack and the Property Manager will arrange to have the crack caulked.

There being no further business, the meeting was adjourned at 8:27 p.m. The next meeting will tentatively be held on August 25, 2009 at 6:00 pm within the lounge at 989 Richards Street.

Emil Filip
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.