

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

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Held on Wednesday, July 27, 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 Barrie Brown Mike Michl Blaine Culling Blair Russell	Council President Vice President Treasurer
<b>REGRETS</b>	Craig Sinclair	
<b>SENIOR STRATA MANAGER:</b>	Roger Brandon	Crosby Property Management Ltd.

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

It was noted that Emil Filip could not attend to the meeting this evening due to an unforeseen emergency that arose. Mr. Brandon, Senior Strata Manager, attended on Mr. Filip's behalf.

**COUNCIL ADMINISTRATION**

The Council noted that the President, Garry Heiman had sold his suite, and as such had to resign as a member of The Mondrian Strata Council. The Council would like to take this opportunity to thank Garry for all the years he put in as a contributing member of The Mondrian Strata Council, and wish him well in the future.

It was MOVED/SECONDED that Blair Russell fill the existing vacancy on Council. CARRIED.

It was MOVED/SECONDED to nominate Dennis Kelli as **President** of the Strata Council. CARRIED.

**RESIDENT MANAGER REPORT**

Council reviewed a Report provided by the Resident Manager and thanked Ilona for her very hard work and dedication.

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held June 22nd, 2011 with the amendment noted that approval of the April 2011 financial statements should read: ....approve the **May 2011** financial statements as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Council reviewed the June 2011 financial statements noting that overall the Strata Corporation was currently under budget at this time. It was MOVED/SECONDED to approve the June 2011 financial statements. CARRIED.

**REPORT ON RECEIVABLES**

The Treasurer noted that the Strata Corporation last month had recaptured \$18,000.00 in receivables previously owed to the Strata Corporation, and that there was currently \$19,000.00 in current arrears still outstanding.

**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.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

**Membrane Repairs (3<sup>rd</sup> floor – 989 Bldg)**

The Resident Manager reported that the balcony membrane had been prepped and the final application would be completed early next week. A Council member volunteered to see who the original hardwood supplier/installer was to determine if the floor could be repaired, the information to be passed along to the Strata Manager. If not the Strata Manager will contact owner to see if they would be interested in having a tile insert implanted in the damaged area (if it could be done), if so 2 quotes would be obtained to do the work; if the insert was not possible or approved – then the Strata Manager would obtain 3 quotes to see if the floor could be repaired – failing that – 3 quotes to replace the damaged floor.

**Roof Anchors**

It was noted that on both dome roofs the roof anchors were inaccessible. Strata Manager to see if it could be determined which engineer (Atlas/Probel) signed off on them during time of construction – which in turn could be brought to the attention of the warranty providers (Travellers) for the building to see if they can assist in making them accessible and properly signed off for. Consideration was given to installing an access hatch in both roofs so they could be accessed for inspections.

**Security Camera/Key System Upgrade (gym/spa)**

The Council reviewed the Action quote to install one camera and the FOB hardware. Strata Manager to obtain second quote from Klassen Technologies for the same installation.

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Window Washing/Pressure Washing

Old English is scheduled to start August 8<sup>th</sup>. Owners/Tenants will be able to have their decks power washed for \$50.00 (see resident manager).

Landscaping

The landscaping upgrades will commence as soon as the power washing has been completed.

Urban Maid Proposal

The Council reviewed the Urban Maid proposal to advertise their cleaning services at the Mondrian. The Council determined this would not benefit the Strata Corporation and the Strata Manager to send them a letter thanking them but advising them of the Council's decision to turn it down.

Gate Sensors

The Council reviewed quotes to alarm garage gates so that alarm will sound if someone sticks door open and a quote that included an interlock, so that the garage doors cannot be open at the same time. After review the Council noted that these types of "systems" may pose additional problems for residents entering and exiting the parkade and decided to table this matter for the time being.

Doorway Stair Astragals

This project being approved previously the Resident Manager reported that Broadway Locksmith was in process of completing the project.

Plumbing Assessment

The Council reviewed a quotation from McCuaig and Associates to conduct a study on the condition of the piping at Mondrian 1, 989 Richards (and the other tower if need be). Other companies had also been contacted to submit quotes which haven't been received yet. The Council noted that PE Wedding Consultant Engineers has submitted a quote to do some metallurgical examinations of the piping if need be. The Council asked the Strata Manager to obtain 5 samples of the copper domestic hot water riser piping in the 989 building (from the 9<sup>th</sup> floor and above) for examination purposes. It was noted that there was a quote from Allied Plumbing to remove and repair the existing hot water riser (floors 3 – 9) (not including drywall repairs) at \$9,699.00. The Council requested two more quotes [Brighter Mechanical and Allied Plumbing] to fix those sections (and two quotes to replace the entire riser with a plastic riser/and a copper riser).

Elevator Cameras

The Council agreed to proceed with the upgrading of the elevator cameras to better ones.

Boiler Cleaning

The Council approved the quote from Allied Plumbing to have one of the hot water boilers cleaned at \$1029.00.

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Garden Lights

The Council noting that it was expensive and not enough money in the budget to fix all the inner garden lights requested the Resident Manager to arrange with an electrician to de-activate them.

**CORRESPONDENCE**

The Strata Council reviewed various complaints and inquiries. The Strata Council resolved to levy fines to residents in regards to various concerns; in those circumstances where residents had been given the opportunity but failed to satisfactorily answer the complaints against them. The Strata Council reviewed correspondence received from and sent to residents. The Strata Council instructed the Strata Manager to respond to any additional correspondence as required.

**NEW BUSINESS**

Air Shaft Cleaning

The Strata Manager was asked to get quotes [from McCrae, In Line Building Maintenance and City Wide) to clean the debris out of the air shafts on Nelson Street.

Storage Lockers

The Resident Manager will put up a notice in the elevators, mail room and storage locker rooms to advise residents that any items left stored outside the lockers will be removed and disposed of as it is in violation of the Fire Code and bylaws of the Strata Corporation to store items on common area property.

**Strata Website Volunteer**

**The Council is looking for a resident Owner who would be willing to volunteer some time to set up the strata website and maintain it. If you are interested please contact the Resident Manager via email at: [Mondrian@novuscom.net](mailto:Mondrian@novuscom.net)**

Parking Stall Repair

The Strata Manager was asked to get two quotes (In Line Building Maintenance/JW Farcas Concrete Restoration) to fix a leak in the concrete in a parking stall on the P-1 level.

Visitor Parking (Follow Up)

The Strata Manager to contact BEMCO who did joint membrane repair in Visitor Parking (3 months ago) which had failed – so they could re-attend to the matter and get it properly fixed.

Phone Administration

The Strata Manager to verify 4 phone invoice accounts to determine which areas they serve and ensure the Strata Corporation had been/and is billed correctly.

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Drain Cleaning

The Strata Manager to get quotes (Allied Plumbing/City Wide and McCrae Septic & Pumping) to turbo jet all the common area drains in the strata from the ground level sidewalk area down to the lowest parkade areas (including sump pumps).

Janitorial Administration

The Strata Manager to verify the hourly rate of the previous janitor and advise council.

Special Thank You

The Council gave a Special Thank You to **Blair Russell** refurbishing the Mondrian I sign free of charge.

**TERMINATION OF MEETING**

There being no further business, the meeting was adjourned at 8:25 pm. The next meeting will be held on August 24th, 2011 at 6:00 pm

CROSBY PROPERTY MANAGEMENT LTD.  
Agent for the Owners



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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.**