

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

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

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<b>COUNCIL IN ATTENDANCE:</b>	Dennis Kelli	Council President, Security
	Jacy Lee	Vice-President, Bylaws
	Garry Heiman	Inventory/Maintenance Major Assets
	Stephen Elliott	Landscaping
	David Rowan	Treasurer

**REGRETS:** Craig Sinclair

**STRATA MANAGER:** Emil Filip Crosby Property Management Ltd.

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The meeting was called to order at 6:20 pm by the Council President.

**GUEST BUSINESS**

No guest business.

**RESIDENT MANAGER REPORT**

Council reviewed the report provided by the Resident Manager and thanked Ilona for her work.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was MOVED/SECONDED to approve the Minutes of June 30, 2010 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was MOVED/SECONDED to defer the approval of the May and June 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.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

Security updates

The Council President submitted the following report:

- *Some 90% of the fobs were picked up*
- *Enterphone panels to be installed in early August*
- *Most know protectors, guards and astragals are in place*

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- *Date for the switch to the new system to be posted soon*
- *Residents must keep both fobs (old and new) until after the switch to the new system*
- *More info to come, pls. check website for updates*

Structural review

McCuaig and Assoc. has submitted the review of the structural components at the expiration of warranty. The report has been sent to the Developer for action.

**CORRESPONDENCE**

The Strata Council received correspondence with respect to the following:

- BBQ smoke and flames – no further action needed, resident notified

As BBQ season is upon us, residents are reminded that only electric and propane BBQs are allowed. Please clean the BBQ very often to prevent the greasy residue from catching on fire. Have an ABC fire extinguisher nearby (available at Walmart or hardware stores) to stop any BBQ fire. DO NOT try to extinguish BBQ fires with water as the results may be catastrophic.

- Party noise, vomit, ESL classes held in Amenity Room by tenants of a 7<sup>th</sup> floor unit in M2 – owner denies that unit is tenanted - Strata Manager and Building Manager tried to contact the owner on site but were advised by residents in the unit that the owner is not on site and tenants occupy the unit – fines for failure to submit Form K will be levied and also fines for noise against the owner

Form K must be provided within 14 days from the rental of the unit to the management company.

**NEW RULE COMING IN EFFECT IMMEDIATELY**

The Strata Corporation will charge an owner or resident for janitorial or maintenance services rendered as a result of a breach of bylaw or rule, irresponsible behaviour, negligence or omission by the owner or resident or his/her tenants, guests or agents. Where the service is provided by the Strata Corporation staff, the chargeback is at \$70 per hour, and where provided by a contractor, the full amount charged by the contractor or both, as the case may be.

- Request for hearing to respond to noise fine – resident rescheduled for September meeting
- Couple not cleaning after dog – when approached by other resident, man replied “fine me”. As soon as the unit is identified, a fine will be issued as per the request
- Noise – reminder sent to resident, noise not unreasonable
- Old leak, new owner – c/b for repairs not possible
- Gunk on window from unit above – Resident Manager to investigate further
- Several requests for fobs from owners overseas – Council decided to also allow high quality photocopies of passports as proof of identity in some extreme cases.

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**NEW BUSINESS**

Fire testing

Scheduled for August 18-20 and August 20-27. In-suite testing to be done as follows:

- M1/989 Richards: August 23, 4:00 pm to 8:00 pm, floors 21 to 11 (starting from top), August 24, same time, floors 10 to Main;
- M2/969 Richards: August 18, 4:00 pm to 8:00 pm, floors 31 to 16 (starting from top), August 19, same time, floors 15 to Main;
- Townhouse: August 25, 6:00 pm to 8:00 pm, starting with TH #1

Important

Access **MUST** be provided for in-suite testing as per the following Strata Bylaw:

10.4 All residents must provide access to their strata lot for fire safety inspections and repairs and dryer duct cleaning during the time scheduled for such work. Owners who fail to provide access will be required to complete the work at their own expense and to provide proof of inspection before the due date set by the Strata Corporation. If an owner fails to do so, the Strata Corporation will organize the work for the missed unit and will gain access to the unit after providing at least 48 hours notice. All expenses will be charged to the Owner. Also fines may be levied pursuant to the Bylaws and Rules of the Strata Corporation.

Fire equipment repairs

A quote from Fire Pro for repairs to sprinklers in parkade was approved by Council.

Salary increase for staff

A 2.5% salary increase for staff was approved by the Strata Council and will be applied retroactively to the staff's anniversary dates.

M2 back alley

Due to tripping hazard, Council will obtain quotes to re-sand the area that had settled and is quite uneven now due to trucks turning in the area.

Letter from Crosby

Crosby Property Management was sued by a resident who is trying to recover costs following a leak investigation. As Crosby is the Agent for the Strata, the responsibility for such expense belongs to the Strata Corporation. However, Council decided not to take any action at this time since the Strata Corporation is not named in the lawsuit.

Harassment of Resident Manager

Following personal attacks against the Resident Manager by the representative of a unit, the Strata Council directed the Strata Manager to write a strong letter to the respective representative asking her to stop any form of harassment against the Strata employee.

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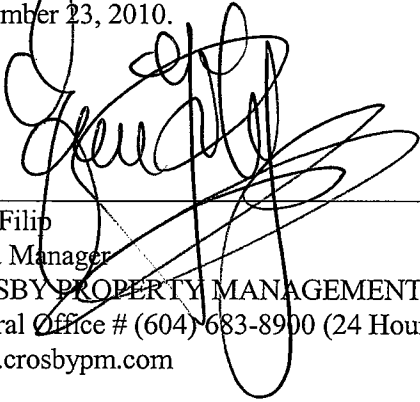
“As built” drawings

The Strata Manager was asked to contact the architect and obtain “as built” drawings of the strata.

Execution problem

The Strata Manager was instructed to contact Bosa and ask them to address at their expense a problem caused by faulty coring through concrete at time of construction.

There being no further business, the meeting was adjourned at 7:57 pm. The next meeting will be held on September 23, 2010.



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Emil Filip  
Strata 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.**

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**Mondrian Security Upgrade Schedule**

Date	Description	Week
26-Jun	Received owner information list	Preparation
26-Jun to 7-Jul	Prepare new fob distribution list, bag and tag.	Preparation
8-Jul	Deliver new fobs to site with distribution list. Begin with target hardening of all doors starting with service rooms.	Preparation
12-Jul to 24-Jul	Distribution of new fobs to owners (must be completed before installation can begin) Continuation of target hardening	Preparation
<b><u>Start of 6-8 week system replacement period</u></b>		
26-Jul to 4-Aug	Implementation of temporary key system on all interior doors. Installation of new intercoms on all entrances with new proximity reader and installation of new wireless system for O/H gates. <b>Old fobs and transmitters are now obsolete. New fobs and transmitters are to be used on main entrance doors and O/H gates.</b> Existing common area key to be used on all interior doors.	1 & 2
5-Aug to 20-Aug	Installation of new proximity readers on interior doors. Installation of new locksets on stairwell doors. Installation of floor by floor elevator control	3 & 4
23-Aug to 3-Sep	Completion of access control system replacement, testing, commissioning and training on new program. New fobs and transmitters will now operate all interior doors. Installation of new camera system components.	5 & 6
6-Sep to 17-Sep	Installation of additional doors and cameras to expand system. Re-Key all access control and stairwell doors to master key. Final completion	7 & 8

