

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

Held on Wednesday, June 22, 2011
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Garry Heiman Mike Michl Dennis Kelli Blaine Culling Craig Sinclair Jacy Lee	Council President Vice President
REGRETS:	Barrie Brown	Treasurer
STRATA MANAGER:	Emil Filip	Crosby Property Management Ltd.

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

GUEST BUSINESS

Mr. Dave Parsons, Marketing and Sales Manager with Crosby Property Management Ltd. attended the meeting to provide a brief presentation regarding the new software (*CrosbyConnect™*) that Crosby will be implementing starting tentatively on August 1, 2011. This software will allow all owners to be able to see information about their units and strata business on line. The service is free of charge, except for the Owner's Alert option which charges a nominal fee for mass calling or emailing the owners re: emergencies or notices of work.

Mr. Ross Allen also attended the meeting to provide Council with costs and options for landscaping amendments to the areas used by resident and non-resident dogs. The options are installing grass and having it replaced on an on-going maintenance program, installing grass and an irrigation system (subject to approval from City) to flush the areas several times per day, installation of artificial grass or installation of a special cork like material that may deter dogs from using the area in the future. Pavers are not allowed as per City. Council will review the options and the costs, then make a decision.

RESIDENT MANAGER REPORT

Council reviewed a brief 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 May 25, 2011 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the April 2011 financial statements. CARRIED.

As previously authorized by the Strata Council, Crosby Property Management Ltd. will continue to place liens on the units in arrears as per the provisions of the *Strata Property Act*.

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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 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 (3rd floor)

The work is still pending due to weather conditions.

Fire Testing

Only two units appear to still be untested. Weekly retroactive fines of \$200 have been and continue to be levied against the respective owners until the units are tested and written confirmation is received as requested.

Relief Manager

Council decided to reverse their decision re: relief manager employment. Therefore, the services of the current relief manager will no longer be needed.

Roof anchors

Quote still pending in spite of many attempts to speed things up.

Access to floors

A quotation provided by Action to re-key a stairwell in each of the towers so that each floor will have a different key was approved. Residents will be able to purchase up to two keys per unit at \$5 each. Work pending.

Quote to expand security camera and key system to gym/spa

A revised quotation to only install one camera is to be provided to Council for further review. More quotes will also be requested.

Window washing/pressure washing quotes

The work will only be scheduled after all roof anchors are tested. Also, Old English was given preference following a 5% discount and a long term commitment to strata.

Owners/Tenants will be able to have their decks power washed for \$50.00 (see resident manager).

Duct cleaning

Only two units missed. Fines will be levied every 7 days until the work is completed.

Glass door repairs

Work completed. Work will NOT be charged back as it was determined that the damage was not caused by resident.

Landscaping

Council is still trying to determine the best option to address the problem with the areas used by dogs.

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CORRESPONDENCE

The Strata Council received correspondence as follows: private cleaning proposal for strata lots, dog cleanliness issues, BBQ smoke, noise, TWO dogs (only one allowed), dogs off leash, duct cleaning and notices of works for non-resident owners, response to noise fine, bottles thrown out, request to waive fines, sex in hot tub. Most items have already been addressed. Some items will be responded shortly.

NEW BUSINESS

Quote for plumbing assessment

McCuaig and Associates has provided a quotation to conduct a study on the condition of piping at Mondrian 1, 989 Richards. Other companies have also been contacted to submit quotes. Pending.

Security problems

A number of vehicles have been broken into following several forced entries into parkade by the same burglar. Recording provided to Police. A K9 patrol will be hired by Strata on a temporary basis to deter such attacks or to capture the burglar.

Punctured sprinkler line

An accidental leak was triggered by restoration work in a town house. The responsibility for repairs rests with the owner.

Quote from Action

Quote received to alarm garage gates so that alarm will sound if someone sticks door open. Other quotes have been also requested. Pending. The changes will also include an interlock, so that the parking doors cannot be open at the same time.

Barbecues

All residents are reminded that only propane and electric barbecues are allowed. Also, please be considerate towards your neighbours. Clean your barbecue clean to reduce the smoke and odours.

Dogs in backyard

It was moved/seconded to create a rule that would prohibit pets from accessing the backyard. CARRIED.

New Rule

6. m) No pets are allowed in the backyard.

The rule comes into effect immediately.

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Alterations

Owners are hereby advised that, as per Council's request, the Indemnity Agreement for alterations inside a strata lot has been amended to specifically prohibit any jack-hammering of concrete walls, pillars, floors or ceilings due to noise and structural concerns.

Termination of strata management company contract

Council decided to call a Special General Meeting to terminate the existing management contract with Crosby Property Management Ltd.

Urban Maid proposal

Urban Maid has contacted Council to request permission to advertise their cleaning services at the Mondrian. Council approved the request as strata will benefit from a percentage of the sales as set in the agreement.

TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 8:25 pm. The next meeting will be held on July 27, 2011.

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.