

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

Held on June 25, 2009
Within #2404 - 969 Richards Street, Vancouver, B.C.

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

The meeting was called to order at 6:12 pm by David Rowan, Treasurer

NEW PROPERTY MANAGER

The Strata Council welcomed Mr. Emil Filip, the new Property Manager.

RESIDENT MANAGER REPORT

As the new Resident manager will only start on July 1, 2009, there was no report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held May 19, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the May, 2009 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.

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BUSINESS ARISING FROM PREVIOUS MINUTES

Common area/hallway touch up painting

The quotation provided by ProStar Painting was deemed too high by Council. The Council is considering the option of paying the existing staff to do the work if interested and be paid extra for it. To be coordinated by the new Resident Manager.

Special project update

The exterior maintenance project is complete and the final invoice to Bemco was paid. It was noted that in the future Council may consider hiring an independent inspector to ensure that the work is done up to standard.

Washing Machine Hose Replacement

The quotation to replace washing machine hoses in all units provided by Angus Mechanical Services has been approved. The work will be scheduled as soon as feasible with the support of the new Resident Manager.

Landscaping

It was noted that a number of plants have been put in place (including azaleas and lilac) in front of a townhouse and also other plants that may discourage dogs from using it for their necessities. Also noted was the unsatisfactory performance of the landscaping company. Council may wish to change the landscaping company at the end of their contract.

Building maintenance plans

No decision was made regarding a building maintenance plan. Council was not satisfied with the plans as presented and will review an updated plan at a future date.

CORRESPONDENCE

The Strata Council received correspondence with respect to the following:

- Council reviewed the correspondence received from an owner regarding a dirty ledge and a small concrete problem. Upon inspection by Bemco, the issue was deemed to be mostly aesthetic and does not concern the integrity of the building. Further, the quote provided by Bemco was considered to be exaggerated and was rejected. Council will consider having some of the strata staff attend to the cleaning of the ledge, as it is accessible.
- An owner requested that Strata pay for the in-suite damage to the floors due to no apparent reason (possibly a simple water spill near bathroom). As the problem is inside a unit, there is no apparent source of the leak and also because such repair is well below the insurance deductible, the Council rejected the request. The owner will have to repair his floors at his own expense.
- An owner requested reimbursement for expenses related to in-suite plumbing problems. Council rejected the request due to the fact that the problems the owner had with the shower are not the responsibility of the Strata Corporation. A negative response had already been sent to the owner.

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- An owner requested repairs to in-suite plumbing. Council rejected the request due to the fact that the problems the owner had with the taps are not the responsibility of the Strata Corporation. The owner is advised to replace the faulty taps at their own expense.
- An owner requested repairs to a crack in the ceiling. Council advises that such cracks are quite common in a concrete building and they don't affect the safety of the building, but are rather a nuisance from an aesthetic point of view. The owner is advised to address the repair at her own expense as this is deemed to be an in-suite repair.
- An owner requested that late payment fines be waived and also move in fees. The Council rejected both requests and advises the owner to submit Form K for each tenant that moves into the suite 14 days after the tenant has moved in.
- An owner requested further repairs to the dryer duct. Council decided to continue with the investigation regarding the condition of the drier duct in that unit.
- An owner reported a very annoying barking sound that seems to come from the penthouse area in Mondrian tower 1. All owners are kindly asked to check on their dogs and make sure that no barking occurs. Notices may also be posted to advise the owners about the requirement to control the animals and prevent them from barking.
- An owner requested that his ceiling be repaired after water infiltration. Rudy Fehr Repairs will be contacted to address the repairs as soon as possible.
- An owner is disputing an amount incurred after the dispatch of a contractor following a small leak. Council advised that no reimbursement will be granted as the matter has nothing to do with the Strata Corporation.
- Two owners requested reduction/waiver of fines for late payment of strata fees. Council rejected the requests.

NEW BUSINESS

Signs

New office signs with contact information for the Resident manager will be provided by a Council member.

Quote to re-key elevator

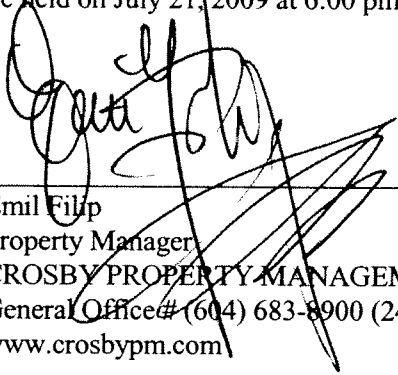
The quote provided by ThyssenKrupp Elevator to re-key the elevator so that direct access is provided to a certain units was rejected by Council.

Quote from Fire Pro

A quote to investigate some alleged trouble with the fire alarm panel. As the panel is operating normally now, the quote was rejected.

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There being no further business, the meeting was adjourned at 7:42 p.m. The next meeting will tentatively be held on July 21, 2009 at 6:00 pm within the lounge at 989 Richards Street.



Emil Filip
Property Manager
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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.