

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

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Held on Wednesday, March 23, 2011  
Within the Lounge Room at 989 Richards Street,  
Vancouver, B.C.

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**COUNCIL IN ATTENDANCE:** Dennis Kelli  
Jacy Lee  
Stephen Elliott  
Barrie Brown  
Garry Heiman  
Blaine Culling

**REGRETS:** Craig Sinclair

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

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The meeting was called to order at 6:03 pm by Mr. Dennis Kelli.

**GUEST BUSINESS**

One guests attended the meeting to discuss with Council the responsibility for repairs to his patio following a number of leaks that originated in his penthouse. Council to review and provide response in writing to the owner.

**RESIDENT MANAGER REPORT**

Council reviewed the reports provided by the Resident Manager and thanked Ilona for her work. Also, it was noted that the Relief Building Manager, Mr. Michael Elliott, has provided good quality service while Ilona was away.

**ELECTION OF OFFICERS**

The following officers were elected:

Garry Heiman	Council President
Jacy Lee	Vice-President
Barrie Brown	Treasurer

Unfortunately, Stephen Elliott announced his resignation from Council due to medical reasons. Consequently, Mike Michl, nominated for Council at the AGM and holding the 8<sup>th</sup> position after the counting of the ballots will be invited to join Council.

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held February 2, 2011 as circulated. CARRIED.

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**APPROVAL OF FINANCIAL STATEMENTS**

It was MOVED/SECONDED to approve the January and February 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*.

Court action has commenced for the forced sale of a strata lot that was in significant arrears. It is expected that all outstanding strata fees and maintenance levies to be recovered soon.

**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**

Mould in bathroom

A unit has reported mould in bathroom at the base of the shower glass door. Upon inspection, it was discovered that water has seeped through cracks and has affected the woodwork of the shower base. Since this is inside a strata lot, the repairs are the owner's responsibility.

**Regular inspection and caulking/sealing of the areas that are exposed to water (tiles, edges where shower basins and hot tubs reach the walls and the floor, also floor tiles and the toilet base) is to be undertaken by owners so that such leaks and subsequent contamination are prevented.**

Quotes for membrane repairs (3<sup>rd</sup> floor)

After reviewing three quotes, Council approved the quotation provided by Global Pacific Concepts for the membrane repairs. Warranty: 5 years.

Fire Testing

The report from the third fire testing was received. The costs for in-suite testing and repairs will be charged back proportionally to ALL the units missed during the first two fire testing attempts.

The units that have not been tested will be fined \$200 for violation of Bylaw 10.4

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

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expenses will be charged to the Owner. Also fines may be levied pursuant to the Bylaws and Rules of the Strata Corporation.

Further, they will be advised that they must test their units before a due date and provide proof of inspection to Crosby Property Management Ltd. If owners do not comply, weekly \$200 fines will start being levied against the respective units until the proof of inspection is received.

Lastly, in case of fire from one of the units that failed to replace faulty devices or to provide access, the respective owners will be held liable for any damages to the full extent of the law.

Quotes for structural repairs

Two quotes were received for repairs to cracks in parkade as per McCuaig Engineering report. Council approved the quote provided by Bemco. The repairs will start and be completed soon.

Relief Manager

Council is still reviewing the option of having two Relief Managers (one for regular office hours at a cost to be determined) and one for emergencies (at the cost shown in the February 2, 2011).

**CORRESPONDENCE**

The Strata Council received correspondence as follows:

- Trevelers Guarantee – confirmed that the cracks in parkade are not covered by warranty and Strata will have to do the repairs at their cost (see above re: approved Bemco quote);
- Mould reports in TH – in Council’s view, poor ventilation appears to be the main factor; resident advised that repairs are the owner’s responsibility unless exterior leaks due to failure of rainscreen technology are proved beyond doubt;
- Jacuzzi incident – resident complained about occupants of a certain unit in M2 buzzing the residents to be allowed in building after locking themselves out of Jacuzzi at early morning hours – warning letter sent to owner;
- Pool table – thank you for suggestion to remove old pool table – the table is still used by many residents;
- Two noise complaints – adequate letters and fines issued.

**NEW BUSINESS**

Roof anchors

Tested and found in good order. Contractor requested ladder be installed on section of roof. Council is still reviewing the request.

Landscaping quotes

Received from Angel Ridge Landscape maintenance. To be reviewed. No decision at this time.

Window washing quote

Received from Pacific Ropes. Deferred as more info is needed.

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Sink backup in M2

Two units were affected by a sink backup. Restoration company brought on site. Cause unknown.

Toilet back-up in M2

Two units affected. Restoration company dispatched for clean-up. Repairs to be charged back to responsible unit.

Seasonal work

Three quotes will be obtained to wash both towers and the townhouses, to wash the windows, to pressure wash the parkade and the sidewalks. Pending.

Duct cleaning

To be scheduled soon.

Strata insurance

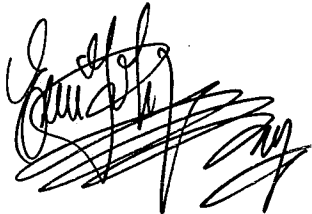
Renewed at \$109,000 for 2011/2012.

**TERMINATION OF MEETING**

There being no further business, the meeting was adjourned at 8:32 pm. The next meeting will be held at a date to be announced.

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.**