

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

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Held on Wednesday, May 25, 2011  
Within the Lounge Room at 989 Richards Street,  
Vancouver, B.C.

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

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The meeting was called to order at 6:03 pm by the council president.

**GUEST BUSINESS**

An owner attended the meeting to seek clarification from council regarding responsibility for repairs to parts on balcony doors. Council is of the opinion that parts that are subject to wear and tear are the owner's responsibility to repair unless the damage could facilitate water penetration..

**RESIDENT MANAGER REPORT**

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

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held April 27, 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*.

**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.

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**BUSINESS ARISING FROM PREVIOUS MINUTES**

Membrane repairs (3<sup>rd</sup> floor)

The work is still pending due to weather conditions. Dry weather would be needed to finalize it.

Fire Testing

Four units appear to still be untested although the due date for the respective owners to have their units tested was April 30. Weekly retroactive fines of \$200 will be levied against the respective owners until the units are tested and written confirmation is received as requested.

Relief Manager

Council is still reviewing and finalizing the contract for the relief manager.

Roof anchors

Atlas was asked to provide quote to install ladder or a hatch on a section of roof where the existing anchors have not been inspected. Quote pending. Exterior pressure washing and window washing cannot be completed until the anchors are tested.

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 to be scheduled soon.

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

Approved. Council to advise if two cameras are needed or one only. It is expected that this measure will eliminate the abuse of the respective areas after hours.

Window washing/pressure washing quotes

Several quotes received to wash both towers and the townhouses, to wash the windows, to pressure wash the parkade and the sidewalks. The work will only be scheduled after all roof anchors are tested. Also, a contractor was given preference subject to bringing his prices down.

Duct cleaning

A number of residents have contacted Air Vac to schedule the cleaning of their ducts and the work for those units will be done on June 13, 2011. The respective residents will have to pay upfront for the cleaning (cash on delivery).

The strata also initiated the cleaning of the ducts in the other units that failed to schedule the duct cleaning on their own, and the date for those units is June 17, 2011. As per council request, a locksmith will be available to gain access into those units if residents fail to provide access as required. Notices will be sent to each of these owners.

**Drier ducts become clogged with lint and that leads to leaks when water pools in ducts and damages ceilings. Also, dry lint is highly flammable. A clogged duct prevents proper drying of clothes and increases the use of energy and the costs associated with it.**

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**CORRESPONDENCE**

The Strata Council received correspondence as follows:

- private insurance company asking that strata repairs the drywall affected by leak in TH – request rejected, interior walls are the owner’s responsibility to repair, insurer should contact the owner of the unit responsible for the leak;
- party room noise – party room will be put on a timer, fobs will not be able to open it after 11:00 pm, Council is also reviewing the option of putting the lights on a timer;
- suggestions regarding pressure washing, landscaping, painting slabs, entrances, bad behaviour in recreational facilities – pressure washing will be scheduled soon (price is under negotiation), landscaping amendments to stop dogs are approved and in the works, the recreational facilities will be put on timer and more cameras installed, the other suggestions will also be reviewed;
- leak on carpet – leak from other unit, strata will not cover replacement;
- drifter allowed into the building by resident – owner fined for security breach, apology received;
- request to waive fines for inappropriate activities in hot tub – some fines assessed for minor rule violations were dropped, apology received;
- marijuana smoke disturbing other residents – residents to smoke outside, fines will be assessed for each reported violation;
- suggestions re: CAG mural painting, dog messes on common property, stair well access, emergencies, owners’ forum on website, topics for AGM agendas – mural paint request denied, landscaping changes are being made, stair well will be re-keyed, the website forum idea will be reviewed;
- permits received for alterations;
- request for reimbursement – Council to discuss directly with the respective owner;
- responsibility for repairs to parts on sliding balcony doors – wear and tear is owner’s responsibility;
- renewed request for permission to paint directly wall on CAG side of building – request to paint outside wall denied;
- several noise complaint – warnings and fines issued.

**NEW BUSINESS**

Recoding of water tank replacement

As per Council’s request, the cost to replace a water tank that had been previously charged under Mechanical Maintenance was recoded under maintenance reserve so that the operating budget is unaffected.

Glass door

A glass door was damaged by a resident. The cost for repairs will be charged back to the respective strata lot.

Leak in M1

A section of common property 2” copper pipe had to be replaced due to several pinhole leaks. Drywall repairs also needed as common property and several units were affected. A report on the condition of plumbing in the building will be commissioned shortly.

Other leaks

There have been other leaks that did not originate from common property (from laundry machines and also caused by negligence). As the repairs fall under the \$50,000 insurance deductible, the units responsible for the leaks will also be responsible for all repairs.

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**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.**

**TERMINATION OF MEETING**

There being no further business, the meeting was adjourned at 8:25 pm. The next meeting will be held on June 22, 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.**