

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

Held on Wednesday, May 26, 2010 at 6:00 pm
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Dennis Kelli Jacy Lee Garry Heiman Stephen Elliott Craig Sinclair	Council President, Security Vice-President, Bylaws Inventory/Maintenance Major Assets Landscaping
REGRETS:	David Rowan Tova Jamernik	Treasurer Rental/Investor Relations
LICENSED STRATA AGENT:	Emil Filip	Crosby Property Management Ltd.

The meeting was called to order at 6:02 pm by the Council President.

GUEST BUSINESS

No guest business.

RESIGNATION OF COUNCIL MEMBER

It was noted with regret that Tova Jamernik has decided to continue her career in a different country and had submitted her resignation from Council. The Strata Council wishes to thank Tova for her work and dedication.

RESIDENT MANAGER REPORT

The Council reviewed the report submitted by the Resident Manager. The Resident Manager provided additional information as required.

APPROVAL OF COUNCIL MEETING MINUTES

The approval of the Minutes of the Council Meeting held April 28, 2010 was deferred until the next Council meeting.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the March and April 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.

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BUSINESS ARISING FROM PREVIOUS MINUTES

Security updates

The Council President submitted the following report:

Mondrian I & II Security Upgrade

This is the plan of action for the security upgrade.

- *Ilona will provide Action with an owners/tenants list so that Action can start loading the information into the new computer program.*
- *Action will cue the fobs and remotes to the individual suites.*
- *The new remotes (for the garage) will also have fob chip in them.*
- *When Action has all the devices programmed, we (volunteers) will distribute over a period of two weeks.*
- *I suggest that only registered owners or notarized representatives be given fobs. (Now and in the future). The old fobs and remotes will be of no use, but we should try to recycle them. I will find out*
- *When all authorized tenants have their access fobs and remotes, Action will replace the panels at the four main entrances. This can take two to four days and will include the interphone.*
- *The new reader system for the garage doors may be installed at this time*
- *The new system will list - suite number – name (or “Occupied”) and the access code. You will can press “Dial” or just enter the number without scrolling through.*
- *Action will them temporarily replace all the inside fobs with common area pass keys until they finish installing the rest of the proximity pads.*
- *We will put in the elevators and mail rooms notices of the upcoming changes and then when we get a hard date from Action, notice of the distribution date. I believe we will have to do a mail out for this.*
- *We will have a set of rules for the number of access devices that each unit gets and how many excess fobs allowed to be operating for each unit. (Action item for the council)*

Only registered owners will be able to pick up the new fobs/clickers. Those owners that are overseas will have to provide a notarized power of attorney to their representatives in order to pick up the fobs/clickers.

Window washing/canopy cleaning quotes

Work in progress. Residents are asked to advise about deficiencies after the work is complete (June 10).

Structural review

The contract for the structural review prior to the expiration of the structural warranty for Mondrian 1 (989 Richards) was signed with McCuaig and Associates. The inspection work has already started.

Office phone/fax line

The Resident Manager reported that she still has problems with the office line after the replacement of the elevator telephones in Mondrian 1. The Agent will contact the contractor again to have the problem remedied.

Parkade cleaning

The quotation provided by Atlas for pressure washing the parkade was approved following a letter from Bosa advising that Strata is responsible for maintenance as per the Disclosure Statement.

Plumbing quotes

Three older quotes provided by Allied Plumbing for small mechanical repairs have been approved.

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CORRESPONDENCE

The Strata Council received correspondence with respect to the following:

- request for canopy washing – in progress;
- noise complaints – a warning sent;
- duct cleaned by owner after unit was missed - thank you from Council – acknowledged and appreciated;
- leaks – Resident Manager followed through;

As the Strata Corporation is not responsible for in-suite plumbing, all residents are urged to check the supply lines, connections and shut off valves not only to their toilet tanks, but also to their showers, faucets, dishwashers, bathtubs, toilets, etc and contact a plumber immediately if they notice any leak.

- vandalized car – security upgrades to gate authorized by Council;

IT IS VERY IMPORTANT THAT ALL RESIDENTS EXERCISE DUE DILIGENCE AND FOLLOW THESE STEPS:

- 1) Please do not let anyone into the building if you don't know them. Let them know you are doing this for security. They can let themselves in with their fob or if they are visiting, they can be buzzed in.
- 2) Do not let anyone in via the enterphone if you are not expecting company – **DO NOT BUZZ THEM IN.**
- 3) Please stop and wait for the garage gate to close when entering and exiting the building.

Security is everyone's responsibility !

- inappropriate use of hot tub by tenants – fines issued, cleaning costs may be charged back to owners;
- request to join Council – Council thanks the owner but advises that they will continue with the current number of available members.

NEW BUSINESS

Investor Relations Committee

Council reviewed the recommendations provided by the committee and wishes to thank the members for their input and work.

Security upgrades to residential parkade gate

Following recent break-ins in the parkade that resulted in damaged vehicles, Lexan was installed by Overhead Door to prevent criminals from opening the gate from outside in the future.

Emergency generator maintenance contract

A maintenance contract was signed by the Agent to have in place regular maintenance for the emergency generator.

Quote for irrigation system repairs

Angel Ridge Landscape has submitted a quote for repairs to the irrigation system. As the quote is quite expensive, Council decided to obtain two more quotes before making a decision.

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Quote for beautification of entrances

Council approved the installation of four entrances pots (two by each of the two main entrances in M1 and M2) containing boxwood spiral topiaries to enhance the appearance of the buildings. Council is also reviewing a proposal to build planters along Richards St. and plant flowers.

Quote for carpet cleaning

Coit has provided a quotation for carpet cleaning in the two towers. Council approved the quotation.

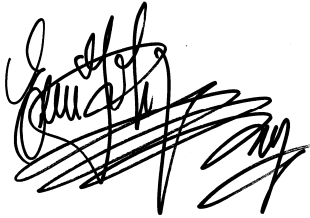
Electrical vault cleaning

Every five years, the electrical vault must be cleaned as per BC Hydro requirements. The electrical contractor was already contacted to schedule the cleaning. Power shut-offs will have to be scheduled to complete the cleaning. Notices will be posted in due course.

Quote for gym equipment

Council approved two quotes for repairs to gym equipment due to heavy wear and tear.

There being no further business, the meeting was adjourned at 8:22 pm. The next meeting will be held on June 30, 2010.



Emil Filip
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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.