

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

Held on Tuesday, November 30, 2010
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

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

The meeting was called to order at 6:05 pm by the Council President.

GUEST BUSINESS

No guest business.

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 September 23, 2010 as circulated. CARRIED.

Owners are advised that the Council meeting of October 27, 2010 did not take place due to no quorum.
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APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the September and October, 2010 financial statements. CARRIED.

As 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*. Currently, liens have been placed on three units and another one has received its final demand for payment.

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on November 30, 2010**

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

Security updates

The project has been completed. All systems are up and running. Some fine tuning work is still required.

Fire Testing – Report and Quotes

The second fire testing and approved repairs were completed on November 17-18, 2010 and there are still a number of 12 missed units in M1 and 34 missed units in M2.

Each of the units missed for the second fire testing will be fined \$200 for non-compliance with Bylaw 10.4. The fines will be reversed only when access is provided inside the respective units upon written request from owner.

A third visit will be scheduled and the cost will be charged back to the owners of the missed suites. Letters will be sent to the respective owners and if the units are missed again, another \$200 fine will be levied.

Please note that in extremis Council will be enforcing Bylaw 10.4 and gain access by locksmith inside the units that fail to provide access, and all costs will be charged back to the respective owners:

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

Town house woodwork

Three quotes have been requested for repairs and painting of door frames and doors at the town houses. Two quotes were received, one still needs clarification. No decision at this time.

Electrical vault cleaning

As per the requirements of BC Hydro, the cleaning of the electrical vault was scheduled on December 13 and on December 20, 2010 between 11:00 pm and 5:00 pm.

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on November 30, 2010**

CORRESPONDENCE

The Strata Council received correspondence as follows:

- alterations requests – indemnity agreements have been sent to the respective owners as for a number of alterations written permission is needed from Strata Council to proceed;
- reply re: noise complaint – duly noted;
- several noise complaints – warning and fine letters have been issued;
- request for reimbursement for towing charges – rejected, parking rules are clearly posted;
- barbecue smoke – letter sent;
- unscheduled move-outs – \$200 fine levied since such moves pose a serious security problem;
- old carpet cleaning charge rejected – Council will not reverse the charge, the decision is final and will not be revisited;
- cracks in ceiling – based on the pictures sent, the cracks do not appear to be recent or to have been caused by jack-hammering on 27th floor, but rather by application of paint on older cracks without proper preparation;
- humidity in TH unit – upon investigation, the cause is condensation, resident must ensure proper ventilation to unit;
- food thrown out from balcony to feed birds – the respective resident will be penalized;
- dog issues between two owners – letters have been sent accordingly;
- abuse of sauna – respective owner charged for cleaning.

NEW BUSINESS

Amendment to Strata Rules

To formalize the posted rules for the use of the common facilities such as sauna, the Strata Council decided to add them to the recorded Strata Rules. Therefore, the following were added to the Strata Rules:

New rules:

SAFETY RULES FOR SPA AND HOT TUB USE

1. Spa hours are 8:30 am to 11:00 pm. These hours are strictly enforced.
2. Please shower thoroughly with soap before using the spa or the hot tub.
3. Persons with open sores, bandages, head colds, discharging ears or noses, infected eyes or any other contagious illnesses are forbidden to enter the area;
4. No lifeguard on duty.
5. Wet areas may be slippery. Always enter and leave slowly and cautiously.
6. Keep long hair out of the water, away from all underwater fittings, especially suction fittings. If possible, use a bathing cap.
7. Always have someone with you when you are in the hot tub.
8. Do not stay in too long. Long exposure may result in nausea, dizziness, fainting or worse.
9. Children under the age of 14 cannot enter and use the hot tub and spa area unsupervised. Adult supervision is mandatory.

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on November 30, 2010**

10. Keep young children, especially infants, out of hot tubs and spas (their small bodies overheat too fast).
11. Pregnant women, elderly people, people with heart disease, diabetes, or high or low blood pressure and people taking medication for cardio-vascular or nerve disorders should not use the spa or hot tub without consulting their doctor.
12. Do not fully immerse your body in the hot tub.
13. Do not use when you are under the influence of alcohol or drugs.
14. No alcoholic beverages or food are allowed in the hot tub and the Spa area.
15. Absolutely no smoking in the hot tub and the Spa area.
16. Please keep the hot tub and spa area clean.
17. No glass containers of any kind are allowed in the hot tub and Spa area .
18. Swimming suits must be worn at all times in the hot tub.
19. Running, fighting, or any form of conduct likely to cause an accident or to prevent other residents from enjoying the facilities are forbidden;
20. All accidents must be reported to the Resident Manager immediately.
21. Enter at your own risk. The Strata Corporation is not responsible for any accidents.
22. Watch your belongings. The Strata Corporation is not responsible for any theft or damage to personal belongings.

These rules come in effect immediately and will have to be ratified at the next Annual General Meeting.

Exterior water taps

As most of the exterior water taps do not have an interior water shut-off, they cannot be properly winterized. Council approved the Resident Manager's suggestion to purchase Styrofoam covers to ensure that the possibility that such taps freeze is considerably reduced. When the covers go up, residents are kindly asked not to remove them. The Resident Manager will remove them in spring.

Garage door

A quotation provided by Overhead Door for upgrades to treadle hose was approved.

Tree trimming quote

A quotation to trim a number of trees on the property was approved.

Gardening Quote

A quote to add flowers to the 4 planters by entrances was approved by Council.

AGM date and proposed budget

The tentative date for the upcoming AGM is February 21, 2011. The Strata Council is currently finalizing the draft budget for 2011. A 6% increase in strata fees will be proposed due to expected significant increases in cost of insurance, garbage and other utilities and also because of HST.

Annual management fee increase

Council requested a meeting with Crosby's upper management to discuss the increase and to amend the existing Agency Agreement with Crosby.

Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on November 30, 2010

Policies manual

Council is currently reviewing and updating the policies manual of the Strata Corporation.

M1 Elevator vandalism

Vandalism was reported in M1 elevator. Council is trying to secure the existing footage from IHN Media to pass it onto Police.

Mechanical

Allied Plumbing has provided a quote to install a new angle pressure reducing valve to booster pump #2 in M1. Quote approved.

Novus upgrades

Novus will do some cable upgrade work. The work was approved by Council.

Humidity control

With the arrival of the cold season, condensation will occur more intensely. Council noted that a number of owners/residents may be unaware of the easiest ways to ensure that moisture is kept under control. Here are several things that residents must do to avoid accumulation of moisture:

Drier:

1. After drying your clothes, run your drier empty at the end at high temperature for 10 more minutes to remove the hot moist air from the duct and to avoid condensation in it;
2. Clean the lint trap after every drying;
3. Make sure that the switch above drier is on so that the booster fan connected to the duct is engaged and working properly.

Kitchen:

1. Use the extraction fan in your kitchen when cooking;
2. Keep windows open so that the hot moist air can get out.

Bathroom:

1. When showering, keep ceiling fan on;
2. After showering, leave ceiling fan on for at least 30 minutes.

Entire unit:

1. Keep windows open and ventilate the unit as often as possible (some owners never fully close their windows);
2. Set the humidistat in your unit to 70% – 80% and the fan will automatically work until humidity reaches that level, then it will shut off.

For more useful tips, please visit Bosa's website at:

http://www.bosaproperties.com/home_owner_info_centre.php?project=mondrian

TERMINATION OF MEETING

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on November 30, 2010**

There being no further business, the meeting was adjourned at 8:16 pm. The next meeting will be held on January 5, 2011 and will be a budget meeting.

CROSBY PROPERTY MANAGEMENT LTD.
Agent for the Owners



Emil Filip
Strata Manager
Email: efilip@crosbypm.com
Direct Line: (604) 689-6937
General Office: (604) 683-8900 (24 Hours)
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.