

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

Held on Wednesday, October 5, 2011
Within the Lounge Room at 989 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Dennis Kelli Jacy Lee Barrie Brown Mike Michl Blair Russell	Council President Vice President Treasurer
REGRETS:	Blaine Culling Craig Sinclair	
STRATA MANAGER:	Emil Filip	Crosby Property Management Ltd.

The meeting was called to order at 6:38 pm by the Council President.

GUEST BUSINESS

Two guests attended the meeting to discuss electronic payment options with the new strata management company and to discuss Strata's role in assisting with the identification of persons who smoke and cause undue hardship to other residents. Council will try their best in locating the offenders.

RESIDENT MANAGER REPORT

Council reviewed a brief report provided by the Resident Manager and thanked Ilona for her very hard work and dedication.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was **MOVED/SECONDED** to approve the Minutes of the Strata Council Meeting held August 24, 2011 as circulated. **CARRIED.**

APPROVAL OF FINANCIAL STATEMENTS

It was **MOVED/SECONDED** to approve the August 2011 financial statements. **CARRIED.**

As previously authorized by the Strata Council, Crosby Property Management Ltd. will continue to place liens on

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

Flooring repairs (3rd floor)

Repairs completed.

Window washing/pressure washing

Completed.

Landscaping

Landscaping projects can now be scheduled as pressure washing is finalized. Pending.

Piping investigation

No decision at this time.

Fire Testing

Completed. Report pending.

Crack in parkade

Council is investigating.

M2 stainless steel handles

Council is looking into sourcing cheaper handles.

TH woodwork painting

In progress.

MUA unit

Three quotes received. Broadway's quote approved.

CORRESPONDENCE

An owner enquired about water quality at her town house. No decision by Council.

An agent requested Strata to pay for repairs to the drain in their floor and in unit below. Legal advice will be sought.

NEW BUSINESS

TH patio drains

Fragments of metal from rusty drains have been found in two drains and have triggered leaks into the units below. The Council will have all drains (approx. 23) snaked to remove such potential plugs.

Use of electrical outlets

One Council member proposed to prohibit the use of power outlets located on common property – parking area – for anything else but vacuuming. Council is reviewing the request.

Sundry

The same Council member brought a number of requests and suggestions to Council. Council will consider and discuss them and act accordingly.

**Minutes of the Strata Council Meeting
The Owners Strata Plan LMS 4383
Held on October 5, 2011**

Strata management contract

Crosby Property Management Ltd confirmed that, as per Council's request, they will conclude their management services on October 31, 2011.

TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 8:07 pm. The next meeting will be held on a date to be determined with the new strata management company.

CROSBY PROPERTY MANAGEMENT LTD.

Agent for the Owners

Emil Filip

Strata Manager

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.