

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

Held on Tuesday, April 21, 2009 at 6:00 p.m.
Within 929 Richards Street, Vancouver, B.C.
(Stephen's Place)

COUNCIL IN ATTENDANCE:	Stephen Elliott	President
	Jacy Lee	Vice President
	David Rowan	Treasurer
	Craig Sinclair	Member at Large
	Susan Fellenz	Member at Large
	Garry Heiman	Member at Large
	Dennis Kelli	Member at Large
SENIOR PROPERTY MANAGER:	Marianna Pandy	Crosby Property Management Ltd.

The meeting was called to order at 6:03pm by Stephen Elliott, Council President.

RESIDENT MANAGER REPORT

Various maintenance items and tasks from the resident manager's report were reviewed and discussed between the Strata Council and Senior Property Manager. All of the items were found to be in order. The Strata Council reviewed and approved several items to be looked after as maintenance item repairs or further information needed as noted. Information will be sent back in writing to the resident manager from the Property Manager as directed by the Strata Council.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held March 4, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the February 2009 financial statements. CARRIED.

The Senior Property Manager reported that approximately 30 units have not paid the special levy as per approval at the Annual General Meeting, the owners in question will be sent a reminder letter which is a final warning. In addition late fines have been placed. **It is important to note that all owners received AGM Notices as well as Minutes informing of the payment being due April 1, 2009. It is imperative that all fees be paid no later than May 15, 2009. Should anyone have further questions with respect to the amount to be paid or form of payment, please contact Accounts Receivable at 689-6951. It is the strata lot unit owner's responsibility to ensure that the strata corporation and its agents have correct mailing information. The Strata Council thanks everyone in advance for their cooperation.**

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.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Review of Directives

The Strata Council reviewed a list of directives provided to the Property Manager, resident manager or Strata Council and have concluded that all items have been completed satisfactorily. New items resulting from this meeting will be added and progress reviewed at the next meeting.

2. Regular Building Maintenance

It was moved/seconded to approve Rite Handyman to proceed with the power washing of all areas per the scope agreed to by the Strata Council. CARRIED. The work will be carried out within the month of May 2009 and notices will be posted prior to work taking place. **It is imperative that owners remove their cars during the time of underground power washing. The Strata Council thanks everyone in advance.**

- Common Hallway Touch-up Painting

The Property Manager is obtaining a budget price for hallway touch-up painting from Pro Star Painting. This will be reviewed at the next Council meeting.

- Common Area Carpet Cleaning

It was moved/seconded that the common area carpets will be cleaned by Coit Carpet Cleaning. CARRIED. Notices will be posted prior to cleaning taking place.

3. Bemco – Special Project

The Property Manager provided an update report from Bemco;

“April 27, 2009

As of the above date the following work has been completed and / or commenced on this building.

- Crack repair is complete on the north elevation and is near completion in all locations of the Penthouses.
- The cleaning of efflorescence where required is underway on the upper sections of the building.
- Painting in these sections has also been started.

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- Investigation of the Penthouses leaks was conducted and visible cracks on the exterior concrete have been repaired.
- Failed and missing sealant work has been completed on the north elevation.
- Crack repair and efflorescence removal on the cornice just above the street level canopies will be done last, by ladder.
- Appointments are being set up to investigate several units that have specific issues.

If you have any questions or would like to discuss this, please contact us at your convenience.

Yours truly,

BEMCO Services Ltd.” **End of report.**

4. Washer, Dishwasher Hose Replacement

Two quotations were obtained by a previous Council member, the Council discussed further that an additional quotation for dishwasher hoses needs to be obtained. Strata Council member Garry Heiman volunteered for this task. The Property Manager will obtain a quotation for dishwasher and dryer hose from Allied Plumbing and all quotations will be reviewed at the next Council Meeting.

5. Dryer Vent Cleaning

Has been completed by National Air Technologies. There are several areas where dryer vent leaks have been noted and, as per approved work in the previous Council Meeting, Rite Handyman is in process of repairs. This will be further reviewed at the next Council Meeting.

6. Move In Bylaws

The Strata Council requested clarification on the most currently passed move in Bylaws and whether the fees apply to delivery of large furniture and whether they also apply to move out. The Property Manager noted as verified with Clark Wilson Strata Lawyer, according to the wording, it only applies to move in. Furniture deliveries and unfurnished items are not included in the Bylaw. It was recommended that the strata corporation amend it's bylaws at the next AGM. This has been added to the strata council AGM directives list.

7. Rental of Guest Suites

The Strata Council obtained information from the Strata lawyers in terms of the rental of guest suites by the Strata Council. They have determined that a rule or Bylaw needs to be put in place and this will be discussed further at the next Council meeting.

8. Townhome Insuite Condensation Issue

The Strata Council reviewed all reports provided by various parties with respect to insuite condensation and concluded that there are two issues within this unit. One which is backed with reports from the contractor is related to humidity and condensation due to design and location of a window and is not a Strata common area issue. Two which is a minor concern relating to an exterior roof area, this is a common property matter and the Strata Corporation will address and

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repair. The Strata Council president requested that the draft response letter be reviewed prior to sending as he has also related to same problem experienced with the condensation and humidity. The response letter will be sent to the owner and the matter will be reviewed again at the next Council meeting.

Reminder to Owners

Please ensure that you ventilate your unit well and that you take all steps to cut down on the humidity within your unit. Should insuite condensation be present, it is not a Strata Corporation matter. You must ensure that the fans are on when you are cooking or taking a shower/bath and your suite is well ventilated to avoid a build-up of moisture which can then cause further problems.

9. Grass on Richards Street
The Strata Council received response from Paraspace and will be reviewing it further.

CORRESPONDENCE

The Strata Council was in receipt of correspondence with respect to the following:

- Loud ticking noise within the wall
The Strata Council advised that Allied Plumbing will be contacted to investigate. Should the matter be deemed as related to other than common property, the cost to investigate will be charged to the owner's account. The owner has been advised in writing.
- Ongoing leak traced to be an insuite issue
The owner advised that the owner of the above unit and previous tenant(s) have not been cooperating and has requested that Strata be involved in one final investigation. The Strata Council agreed and advised that, should the reports from Allied Plumbing indicate that it is an insuite issue; that the cost for the investigation will be charged back to the owners. The report from the plumbing contractor will be further reviewed at the next Council meeting.
- Request to reverse Special Levy fine from 2007
The Strata Council will not reverse.
- Request to reverse charges related to turbidity from unknown source
The Strata Council agreed not to reverse the charge.
- A resident washing balcony and spilling dirty water to below balconies
The Strata Council will address this in accordance with Bylaws and *Strata Property Act*.
- An owner reporting a strong smell within their bathroom
The Strata Council agreed that Allied Mechanical will be called out for investigation. It would, however, like to advise the owner if the reports indicate that it is an insuite issue,

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the cost for investigation will be charged back to their Strata lot account. The owner will be advised in writing.

- Request to reverse furnished rental unit move in charges
The Strata Council will deny the request as per the Bylaws. The owner will be advised in writing.
- Information from owner regarding watermark on ceiling
The Strata Council noted that Bemco Pacific has been advised to investigate this further and this will be reviewed again at the next Council meeting.
- Request to reverse \$50.00 late fine
The late fine will not be reversed.
- Noise complaint against resident on 28th floor
This will be addressed in accordance with Bylaws and *Strata Property Act*, letters will be issued by the Strata Council
- Security matter
An owner reported observing a homeless person collecting bottles. The Strata Council will be sure to address this in accordance with the Bylaws and *Strata Property Act* and ensure that the safety of the residents of The Mondrian is followed at all times.

NEW BUSINESS

1. Baker Electric Quotation
It was moved/seconded to approve Baker Electric quotation. CARRIED.
2. New Rule – Clicker Garage Opener
It was moved/seconded that a new rule be approved as follows:

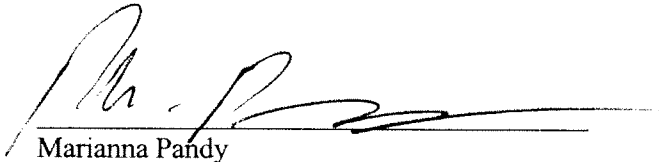
10) Garage Remote Controls (Clickers)

All strata lots are permitted to own up to and not exceeding 3 garage remote controls (clickers). Any amount exceeding the approved amount must be requested in writing to the strata council prior to purchase.

3. Disclosure from Susan Fellenz (becoming a member of real estate board)
The Strata Council acknowledged this and filled the documents necessary under the *Real Estate Act*. CARRIED.
4. Quotation from Paraspace Landscaping
The Strata Council reviewed a quotation proposal from Paraspace Landscaping. It was moved/seconded to approve items #2 & #3. Item #1 will be deferred for discussion at the next Council meeting.

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There being no further business, the meeting was adjourned at 8:37pm. The next meeting will be held on May 19, 2009 at 6:00pm.



Marianna Pandy
Senior Property Manager
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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.