

MONDRIAN MUSE

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Webmaster Required!

Help to assist with uploading minutes and other documents to the Mondrian website is being sought. If interested, please contact Ilona Bristow, Building Manager.



Our website is:

<http://mondriandowntown.com/>

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Fax: 604-669-1829

Property Manager: Emil Filip
Direct line: 604-689-6937
Crosby Property Management Ltd.
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Vancouver, BC V6Z 1S4
Tel: 604-683-8900
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SPECIAL GENERAL MEETING, AUG 15 - STRATA COUNCIL

Dear Resident-Owners and Owners

As you are aware, a Special General Meeting (SGM) has been called for Aug 15th to vote on a resolution to terminate the existing strata management contract with Crosby Property Management Ltd upon provision of two months' notice pursuant to the *Strata Property Act*.

We would like you to know that the decision to table this resolution before you was made after diligent investigations and deliberations over several years. Over the period of our contract with Crosby, the quality of services provided has not been consistently excellent. One of the long-term 'pain' points for many owners and tenants has been the unreliable Emergency Response service, required when elevators break down outside of regular office hours and other emergency situations. Another pain point relates to the poor level of support on technical and maintenance matters. As our buildings age, the importance of high quality support on technical and maintenance issues will increase.

If the resolution to terminate the contract with Crosby is passed, we propose to enter into a contract with National Pacific Real Estate Services Inc (NatPac). The President and Principal of the company, Tiit Pikksalu, P. Eng., has been involved in all aspects of the real estate industry since 1980. Prior to that, he had been involved in the industrial insurance field. Geoffrey Rosen is the other Strata Manager with National Pacific with three years experience; along with fifteen years project management experience and has extensive IT knowledge. NatPac is prepared to provide technical and maintenance expertise. The company is smaller than Crosby, able to provide more hands-on services and has a proven, excellent service record.

As your elected Strata Council, we feel honored that you have entrusted us to look after your investment in the Mondrian. With that responsibility in mind we strongly feel that this change in property managers is required as we continue to protect your investment and provide a safe and enjoyable living environment at the Mondrian.

We take this opportunity to urge you to vote on the resolution either in person or by proxy. Notice of the SGM has been mailed to you, along with the Proxy Form. **Please note that the SGM is on Monday, August 15, 2011 at 7:00 pm at the Holiday Inn Hotel and Suites (Columbia Ballroom), 1110 Howe Street, Vancouver.** Please feel free to talk with anyone of us about this matter prior to the SGM.

Yours truly,
Your Strata Council
Dennis Kelli (President)
Jacy Lee (Vice-President)
Barrie Brown (Treasurer)
Blaine Culling
Mike Michl
Blair Russell
Craig Sinclair