

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

Held on Wednesday, November 19, 2008
Within Penthouse 2 – 989 Richards Street
Vancouver, B.C.

COUNCIL IN ATTENDANCE: Ross Allen President
 Stephen Elliot Vice-President
 David Rowan Treasurer
 Dennis Kelli
 Craig Sinclair
 Jacy Lee
 Shirley DeBons

SENIOR PROPERTY MANAGER: Marianna Pandy Crosby Property Management Ltd.

The meeting was called to order at 5:45 p.m. by Ross Allen, Strata Council President.

RESIDENT MANAGER'S REPORT

Various maintenance items and tasks from the Resident Manager's report were reviewed and discussed between the Council and Property Manager. All items were found to be in order and no new items were added.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held October 22, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The approval of the October 2008 financial statements will be deferred until the next Council meeting as the Strata Council Treasurer is still reviewing the financials and preparing for the budget. Preparation for the next fiscal year budget is in progress and a final decision will be made in the next Council meeting.

REPORT ON UNAPPROVED EXPENDITURES

The Strata Council was in receipt of a boiler room water escape which caused damage to a strata lot. The Strata Council has acted in accordance with the Strata Property Act and Bylaws of all the due diligence in ensuring that the problem in the boiler room has been addressed and repaired as well as the strata lot has been repaired as needed. It was moved/seconded that this unapproved expenditure will be taken out of the Contingency Reserve Fund. The cost will be approximately \$8,000.00 as it is below the insurance deductible insurance claim which was not filed.

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REPORT ON LITIGATION

The Strata Corporation has been named as a Third Party in a Small Claims action commenced by an owner against a tenant regarding a water damage claim. The Strata Council appointed legal counsel to defend the claim. A mediation is to be held on November 21, 2008.

[Note: The claim was settled at the November 21, 2008 mediation, with an agreement that the claim against the Strata Corporation would be withdrawn.]

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Review of Directives

The Strata Council reviewed directives given to the Property Manager and/or Resident Manager and concluded that all items have been completed satisfactorily. Pending items will be reviewed again at the next Council meeting.

2. Latham's Quotes/Recommendations

The quotes/recommendations will be reviewed once Allied Mechanical starts with the preventative maintenance. They will be requested to review the system and make their recommendations based on their findings. This will be discussed at the next Council meeting as information is available.

3. Mechanical Preventative Maintenance

As previously decided, the Strata Council has signed a contract with Allied Plumbing & Heating. Allied Plumbing and Heating will start the preventative maintenance for mechanical systems as of December 1, 2008. All systems will be tagged. The Property Manager will ensure that Allied is advised of the strata's protocol and protocol of LMS 4383 repairs and record keeping.

4. Security Upgrades/Special Project

A detailed report from Council member, Stephen Elliot, was presented outlining the various enterphone systems available on the market and their pros and cons. The Strata Council discussed and decided on the **Mesh enterphone system** as the product of choice to be recommended to owners as our new security system. After a thorough review, it was requested that 3 vendor quotations for installation and maintenance be obtained based on the above noted system. The Strata Council agreed that this item will be included on the agenda at the upcoming Annual General Meeting. The Strata Council will select a trade once the quotations are reviewed. Further information can be viewed at: <http://web.me.com/sfelliott/MondrianAGM>. It was moved/seconded that a 3% special project fee to Crosby Property Management Ltd. will apply. CARRIED.

5. Landscaping Upgrades/Special Project

It was moved/seconded that the landscaping upgrades by Para Space Landscaping will be included with the Annual General Meeting agenda as a Special Levy. It was moved/seconded that a 0% special project fee for landscaping will apply. Ross Allen has agreed to spearhead this project.

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6. Bemco Building Envelope Maintenance
The Strata Council was in receipt of revised quotations from Bemco. This item is a mandatory maintenance item and will be included on the agenda at the Annual General Meeting. The building envelope maintenance is a crucial part of protecting the investment of all of the owners and this resolution must be approved. It was moved/seconded that a 3% special project fee of Crosby Property Management Ltd. will apply. CARRIED.
7. Heat Trace Panel
It is believed that the problem has been resolved and all is functioning properly.
8. Make Up Air Unit
Due to complexity of the problem and several trades being involved in investigating the source and the cause of the make up air unit failure, the Strata Council requested quotations and it was moved/seconded to approve Allied Plumbing & Heating to proceed. CARRIED. The repairs should be completed by the end of November 2008. The Strata Council thanks everyone for their cooperation and patience while resolving this problem. If anyone has any questions, you may contact Rusti Asan, the Resident Manager, at (604) 669-1879.

CORRESPONDENCE

The Strata Council reviewed correspondence with respect to the following:

1. Request for reimbursement for relocation costs;
2. Request to reverse chargeback for common property cleaning caused by nuisance of a resident;
3. Bylaw infraction from strata lot;
4. Bylaw amendment suggestion;

With respect to the items on requesting reversal of the charges, the Strata Council had discussed and it was moved/seconded that approval will not be given for reimbursement of relocation costs.

It was moved/seconded that reversal of previous chargebacks will not apply. Owners will be advised in writing in accordance with the bylaws and the Strata Property Act.

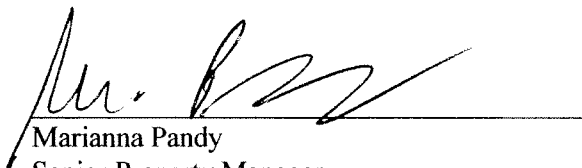
NEW BUSINESS

1. Weekend Emergencies
It was moved/seconded that the on-site personnel be approached for the weekend relief emergency on-call duties. CARRIED. The Property Manager will carry out this task and report further to the Strata Council.
2. Annual General Meeting Agenda & Resolutions
The Strata Council discussed that there will be several special resolutions at the Annual General Meeting including bylaw additions and amendments and special projects. The date and time of the meeting will be decided upon at the next Council meeting. Owners will be informed in accordance with the Strata Property Act.

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3. Budget Planning
Additional work was done on completing the 2009 Strata Corporation budget. Final work on the budget is expected at the next council meeting. A small increase is expected.
4. Security Breaches
The Strata Council discussed the importance of all residents to practice due diligence in ensuring that persons whom you do not recognize are not let through either the front entrance, back entrance or the parking gates. It is imperative that you also do not let anyone in when buzzed when you are not expecting visitors. Furthermore, if somebody tries to follow you in through the front door, please tell them politely that you will not let them in due to security reasons and they can use their fobs or buzz units that they are visiting. Same applies for entering and exiting the parkade, please stop and wait for the gate to close before entering and exiting the parkade. The Strata Council also posted several new signs with respect to bylaw fines that will apply to those that do not comply with the Rules and Bylaws. Signage for gate has been installed.
5. Para Space Landscaping Contract Renewal
It was moved/seconded to renew the basic landscaping contract with Para Space Landscaping for a term of 1 year effective December 1, 2008. CARRIED.
6. Generator Maintenance
The Strata Council was in receipt of a quotation from Simpson Maxwell. After discussion, the Strata Council noted that as they are happy with the services provided by Cummins Western Diesel on the generator and they do not see the need to change the contract. The Property Manager will advise the vendor in writing.

There being no further business, the meeting was adjourned at 8:03 p.m. The next meeting will be held on December 17, 2008.



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.