

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

Held on Wednesday, October 28, 2009 at 6:00pm
Within the Lounge Room at 989 Richards Street,
Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Stephen Elliott	President
	Jacy Lee	Vice President
	David Rowan	Treasurer
	Garry Heiman	Member at Large
	Dennis Kelli	Member at Large
	Susan Fellenz	Member at Large
REGRETS:	Craig Sinclair	Member at Large
LICENSED STRATA AGENT:	Emil Filip	Crosby Property Management Ltd.

The meeting was called to order at 6:11 pm by the Council President.

GUEST BUSINESS

No guest business.

RESIDENT MANAGER REPORT

The Resident Manager presented a summary of the report that had been submitted in advance to the Strata Council. Some of the items on the report are as follows:

- All carpets have been cleaned in both buildings.
- The servicing of the emergency generator has been completed, although some problems are still to be looked after.
- The irrigation system has been winterized and so were most of the hose bibs.
- The floor machine was received and the snow blower was purchased.
- The showers in the ladies change room have been fixed.
- A number of leaks have been dealt with.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 29, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the August & September, 2009 financial statements. CARRIED.

IMPORTANT

Some owners are still in arrears with their payment of the special levy and strata fees, such owners have received statements of account and, if needed, warning letters as reminders that they owe money to the Strata Corporation. Liens will continue to be placed on the strata lots that did not comply with the request. Such owners are advised that a placement of a lien will add an additional non-refundable \$400.00 in administrative fees.

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. Regular Building Maintenance – Common Area Touch-Up Painting
Due to the fact that the quotation provided by B.J.'s Repair and Maintenance Ltd. appears to include the painting of the walls on common property and all needed repairs, Council decided to approve the quotation and schedule the work as soon as possible.
2. Washing Machine Hose Replacement
Access is still needed into a handful of units. The project is almost complete but the final invoice will be issued only after all washing machine hoses have been replaced. The owners are reminded that the final cost will be charged back to each strata lot at the amount of \$125.00 plus tax.
3. Signs
Project still in progress. No updates.
4. Dryer Duct Issue
A quotation was received from Rudy Fehr Repairs to fix the crack in the ceiling and seal the concrete so that water cannot penetrate into the unit below anymore. Nevertheless, Council would like to see the faulty duct repaired to ensure that the leak will not reoccur in a different location.
5. Landscaping Contract
The Strata Council decided not to renew the landscaping contract with Paraspace Landscaping Ltd. Starting December 1, 2009, the new landscaping contractor will be Angel Ridge Landscaping

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Maintenance Ltd.

6. Electrical Repairs
Two quotes to replace several light fixtures around the complex are still expected. Project pending.
7. Cigarette Butts
The Strata Council is troubled to announce that another small fire was started by a cigarette butt that landed in a planter and caused the pit moss in the respective planter to smoulder. Unfortunately, the smoke generated by the fire was sucked into the ventilation system of the building, the result being an unpleasant smell of smoke on common property. All residents are kindly reminded to please be responsible people and do not throw cigarette butts on common property.
8. Fire System Repairs
The repairs that are needed to common property have been authorized by the Strata Council. Fire Pro Fire Protection will provide a new date for those repairs. All residents that missed the first fire safety inspection are advised that access will be needed to their unit at the time of the second fire inspection. As soon as the date is known, notices will be posted in the building, non-resident owners will also be warned about the inspection. Access inside units is mandatory. Units that do not provide access will have to carry on the inspection at their own expense, or, in more extreme cases, the Strata Council can organise the testing and charge back all expenses to the strata lot owner. Residents are reminded that such inspections are extremely important due to insurance liabilities for the Strata Corporation.
9. Security Upgrades
No news at this time. Quotes are still pending.

CORRESPONDENCE

The Strata Council received correspondence with respect to the following;

- **Noise complaint.** Warning letters sent to the owner.
- **Request for insuite alterations.** Response sent to the owner asking for more detailed information.
- **Question about window washing.** Although the project was delayed, it will be completed this year.

NEW BUSINESS

1. Management Fee Increase
The Strata Council rejected an increase of 1% in management fees for Crosby Property Management Ltd.

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2. Proposed Budget

The draft budget submitted by the Strata Agent was received by the Treasurer. The Strata Council will review the draft budget and amend it as they see fit. An increase in the strata fees appears to be necessary at this time. Also, the Strata Council will propose to amend the end of the fiscal year from October 31 to December 31.

There being no further business, the meeting was adjourned at 7:56 pm. The next meeting will be held on November 25, 2009 (budget meeting).



Emil Filip
Licensed Strata Agent
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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.