

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

---

Held on Wednesday, September 23, 2010  
Within the Lounge Room at 989 Richards Street,  
Vancouver, B.C.

---

<b>COUNCIL IN ATTENDANCE:</b>	Dennis Kelli Jacy Lee Garry Heiman David Rowan	Council President, Security Vice-President, Bylaws Inventory/Maintenance Major Assets Treasurer
<b>REGRETS:</b>	Craig Sinclair Stephen Elliott	Landscaping
<b>STRATA MANAGER:</b>	Emil Filip	Crosby Property Management Ltd.

---

The meeting was called to order at 5:58 pm.

**GUEST BUSINESS**

An owner attended the meeting to request that the amenity room in Mondrian 1 becomes accessible only by reservations as some residents abuse it (loud parties, vomiting, drinking, noise, smoking etc.). Council will review the options available with the introduction of the new security system.

**RESIDENT MANAGER REPORT**

Council reviewed the report provided by the Resident Manager and thanked Ilona for her work.

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held July 28, 2010 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was MOVED/SECONDED to approve the July and August, 2010 financial statements. CARRIED.

Again, the Strata Council confirmed that Crosby Property Management Ltd. was fully authorized to place liens on the units in arrears as per the provisions of the *Strata Property Act*.

**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.

**Minutes of the Strata Council Meeting  
The Owners Strata Plan LMS 4383  
Held on September 23, 2010**

---

**REPORT ON LITIGATION**

An owner sued the Strata Corporation in Small Claims Court as he has been charged back the costs for a water investigation and repairs for a leak traced back to his unit prior to the time he became the owner. A reply was filed by Council. There are no other updates.

To the best of our knowledge there is no other 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**

Security updates

- Old fobs/remotes are no longer needed.
- Cameras in elevators – Council is considering updating them.
- Elevator security upgrades will continue.

Fire Testing – Report and Quotes

Council approved a number of repairs following the fire inspection done by Fire Pro. A second visit will be required to address the repairs and to test the missed units (22 missed in M1 and 46 missed in M2). Letters will be sent to the respective owners and if the units are missed again, Council will be enforcing Bylaw 10.4 which reads:

***10.4 All residents must provide access to their strata lot for fire safety inspections and repairs and dryer duct cleaning during the time scheduled for such work. Owners who fail to provide access will be required to complete the work at their own expense and to provide proof of inspection before the due date set by the Strata Corporation. If an owner fails to do so, the Strata Corporation will organize the work for the missed unit and will gain access to the unit after providing at least 48 hours notice. All expenses will be charged to the Owner. Also fines may be levied pursuant to the Bylaws and Rules of the Strata Corporation.***

**CORRESPONDENCE**

The Strata Council received correspondence with respect to the following: replies from Bosa regarding warranty and concrete coring, woodwork maintenance at townhouses, security system, noise, smoking, security breach, and moving fine. Adequate response has already been sent to most owners and residents as per Council's instructions.

**NEW BUSINESS**

Parking Stall Conflicts

A parking stall conflict has been resolved following clarification from the Developer's lawyer. An updated parking list will now be requested from the Developer.

Woodwork

Quotes will be obtained for inspection and repairs on an as needed basis for the wood trims (doors, windows) and fascia boards at the town houses.

**Minutes of the Strata Council Meeting  
The Owners Strata Plan LMS 4383  
Held on September 23, 2010**

---

Damage from PH

The membrane under a hot tub installed in a penthouse unit appears to have been leaking for a long time into a unit below. While normally such repairs fall under the responsibility of the Strata Corporation, Council advised that, in this case, due to neglect over a long period of time (clogged drain), the responsibility for repair belongs to the owner.

Break – Ins

A number of vehicles have been vandalized by an intruder who managed to squeeze through 12” gap by the garage gate. The problem has since been fixed.

Gardening Quote

A quote to add winter pansies and other flowers to a few planters was rejected by council.

Weekend Relief Manager

A residential tenant has applied for the position of Weekend Relief Manager to provide her services while Ilona is away (weekend, vacation) and replace Quantum Facility Services. Council is reviewing their options. Decision pending.

Window Washing

Deferred.

Quotes for Drywall Repairs

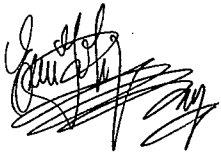
Council approved a number of quotes for drywall repairs and painting by Abraham’s Contracting.

**TERMINATION OF MEETING**

There being no further business, the meeting was adjourned at 8:15 pm. The next meeting will be held on October 27, 2010.

CROSBY PROPERTY MANAGEMENT LTD.

Agent for the Owners



---

Emil Filip

Strata Manager

Email: [efilip@crosbypm.com](mailto:efilip@crosbypm.com)

Direct Line: (604) 689-6937

General Office: (604) 683-8900 (24 Hours)

[www.crosbypm.com](http://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.**