

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

Held on September 29, 2009
Within the Lounge Room at 989 Richards Street, Vancouver, B.C.

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

The meeting was called to order at 6:10 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.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held August 25, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for the month of August have not been received yet.

IMPORTANT!

Some owners are still in arrears with the 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 the placement of a lien will add an additional non-refundable \$400 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

Regular Building Maintenance - Common Area/hallway touch up painting

A second quotation was provided by Rudy Fehr Repairs. A third quotation will be obtained by the Strata Agent.

Washing Machine Hose Replacement – Angus

The project is almost complete. There are just a few more units to attend to that have been missed due to access problems. All owners are reminded that the final cost will be charged back to each strata lot (\$125 + tax).

It was noted that a number of owners have already changed the hoses to their machines on their own. If such owners can provide an invoice to prove that the job was done and that they paid for it, they will not have to pay the charge. However, in case of failure of the hoses on their machines, they will be held liable.

Signs

The project is in progress. No updates.

Dryer duct issue

As the option of inserting a duct in the existing duct seems to be very difficult to achieve, Council authorized the Strata Agent to obtain three quotes for the repair to the ceiling.

CORRESPONDENCE

The Strata Council received correspondence with respect to the following:

- guest room – an owner will be partially reimbursed for cancelling the reservation;
- request to waive fines for late payment – approved, owner not at fault;
- response to Council from landscaper;
- request for fence relocation – approved, as per original plans.

NEW BUSINESS

Landscaping

Two quotations were received from Angel Ridge Landscape Maintenance and Busybee Gardening for landscaping services. Decision tabled as more time is needed to review both quotes in detail.

Quote for electrical repairs

A quotation was received from Houle Electric to replace several light fixtures around the complex. Due to the high cost, Council advised the PM to obtain two more quotes from different contractors.

Quotes for repairs

Rudy Fehr Repairs provided three quotes for repairs around the complex. The quote to repair a handrail at M1 was approved. Council requested more information regarding the other two quotes.

Personal insurance

A recent incident regarding water damage to 4 suites has resulted in tens of thousands of dollars in water damage. The suite owner did not carry the right insurance and is liable for all damage to all suites as the incident did not emanate from common property nor did it affect common property. Owners need to be aware that this is the normal state of water damage and that the strata insurance will not cover damage caused between suites that does not involve common property. Virtually all water damage falls into this category. Since damages have in the past run into the hundreds of thousands of dollars from a single incident, we strongly urge all owners to review their insurance.

All residents are strongly advised to purchase adequate personal insurance for their units and belongings. Since the insurance deductible for the Mondrian stands now at \$50,000, the chances for the Strata insurance to cover costs below \$50,000 is nil. Further, the insurance deductible or the cost for the emergency repairs would still be charged back to the respective owner to be claimed under his/her personal insurance if the responsibility for repairs belongs to the owner. Please get adequate personal insurance to protect yourself.

Cigarette butts

Another small fire was started by a cigarette butt that landed on the balcony of a resident below. Fortunately, the owner was at home and was able to quickly contain the fire. Please be a responsible resident and do not throw cigarette butts on common property.

Garage gate security

A number of fines have been levied for residents that do not stop to wait for the garage gate to close behind their cars when entering or leaving the parkade. Please follow this basic safety procedure in order to protect yourself from thieves and/or penalties.

Garbage left out for vagrants

TO ALL RESIDENTS AT THE MONDRIAN

WHEN YOU LEAVE BOTTLES AND OTHER RECYCLABLES OUTSIDE THE BUILDING THIS IS WHAT HAPPENS:

- PEOPLE LEAVE BROKEN GLASS ALL OVER FOR OUR STAFF TO CLEAN UP;
- PEOPLE WILL EMPTY THE CONTENTS OF YOUR BOTTLES AND CANS ONTO OUR STAIRS FOR OUR STAFF TO CLEAN UP, WHICH IS NOT EASY BECAUSE THEY ARE PERMANENTLY STAINING THE STEPS;
- PEOPLE WILL DISCARD PLASTIC BAGS, CARDBOARD BEER CASES AND OTHER DEBRIS ALL OVER THE PROPERTY FOR OUR STAFF TO CLEAN UP.
- WORD GETS AROUND THAT AT THIS BUILDING THERE ARE FREE PICKINGS, WHICH ATTRACTS UNDESIRABLE ELEMENTS TO THE BUILDING.

PLEASE HELP KEEP THE BUILDING CLEAN AND SAFE

Pets

Pet owners are strongly advised to clean up after their pets.

Council will have zero tolerance towards any resident that fails to do so.

Pet faeces, urine, muddy paw prints, vomit, hairballs are not only disgusting, but make the property look cheap and embarrassingly dirty, are hard and costly to clean, and prevent the Strata personnel from using their time for better purposes during their daily routine.

Please be both a responsible pet owner and a caring resident.

Fines

In consideration of ongoing issues, the Council decided not to provide further warning to offenders and proceed with the levy of fines for every violation, including the first one. Council believes that the warnings included in the Strata Council minutes and in the Strata Bylaws and Rules serve as first warning for every resident, owners and tenants alike. In addition, the strata council has been proactive in posting warnings regarding Bylaw violations in all public spaces and on the Mondrian website. No one is exempt from obeying the Bylaws and Rules, therefore Council will be enforcing them strictly by penalizing the offending strata lots without initial warning.

The Strata Agent advised about the required procedures under the Strata Property Act and the advice received from the lawyers, however the strata council believes that their enforcement of the bylaws does not in any way contravene the requirements under the Strata Property Act, specifically allowing representation by any affected owner to plead their case in a timely manner as required by the Act.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4383
Held on September 29, 2009**

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will tentatively be held on October 28, 2009 at 6:00 pm within the lounge at 989 Richards Street.



Emil Filip
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
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.