

Venus website: www.geocities.com/thevenusnews

LOCATION:

7:00 p.m.
Business Centre
1239 West Georgia
Vancouver, BC

**STRATA COUNCIL
2004/2005**

PRESIDENT

Roger Bateson - # 3205-7

VICE-PRESIDENT/TREASURER

Patricia Greenwood - # 1708

LANDSCAPING/BLDG. MAINT.

Rob Murray - # 2206

RULES & BYLAWS / SECURITY

Albert Loo - # 705

BUILDING MAINTENANCE

Susan Wagner - # 1902

SOCIAL AT LARGE

Elena Stafeeva - # 2805

Clinton Lee - # 2607

STRATA PROPERTY AGENT

Katie Khoo

BAYWEST MANAGEMENT

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RESIDENT MANAGERS

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Pager: 604-643-9735

Suite: # 303

CONCIERGE: 604-408-1185

PRESENT:

Roger Bateson
Elena Stafeeva
Rob Murray
Albert Loo
Susan Wagner

REGRET:

Clinton Lee
Patricia Greenwood

Katie Khoo, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by the President, Roger Bateson. Council welcomed Susan Wagner to the Council.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of November 30, 2004 Council meeting. CARRIED

(3) FINANCIAL REPORTS

As the Treasurer was not available, the financial statements for November and December were tabled to the next Council meeting.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

- The sofa and 2 chairs with a corner table were delivered and they fit beautifully in the main lobby.
- The ballast requires replacement in several exterior light fixtures. The electrician was arranged for such repair.
- The lights in the P2 lobby need to be softened. A solution is being sought.
- The Resident Manager will be requested to powerwash the front and back entrances as soon as possible.

4.2 SECURITY COMMITTEE

The installation of an aluminium fence to fill the gap between the last pillar and the neighbouring office building was completed to

match the existing décor.

4.3 LANDSCAPING COMMITTEE

The landscaper requested an additional increase of 5% as the City banned leaf blower in the "West End". Council declined the increase as Rob Murray confirmed with the City that Venus is excluded from the "West End" requirement. As the landscaper implied that Council may have to find another landscaper, Council sought several quotations and decided to offer the service to Nishi Gardenscape Inc. Council requested the Agent to give 30 days notice to the current landscaper to be effective March 1, 2005.

4.4 SOCIAL COMMITTEE

The Christmas party was a success and Council thanked all the participants and the organizing committee.

Council would welcome volunteers to organize events such as yoga classes or card games in the ballroom. Please write to Council via the Agent for approval.

4.5 BYLAWS & RULES COMMITTEE

4.5.1 WELCOME PACKAGE FOR RENTERS

The Agent compiled a welcome package to renters which is similar to the welcome package to owners. In this way, the renters are made aware of the bylaws, rules and regulations of the strata corporation as some owners do not provide their tenants with such information. The welcome package will be distributed by the Resident Manager when the renters move into the suite.

4.5.2 BOOKING OF ELEVATOR TO MOVE SINGLE ITEM OR FURNITURE

Residents are reminded of the following rule to avoid conflict of booking.

Residents and Owners are reminded to contact the Concierge in advance for the lock up of the elevator for moving of unwieldy single items of furniture.

4.5.3 NEW RULE - ARTIFICIAL CHRISTMAS TREE

Council noted that there were needles left behind when some residents disposed of their live Christmas trees. It was moved and seconded to delete Rule M(2) and replaced with the following Rule M(2): "Only artificial Christmas trees are allowed in the building." CARRIED

(5) CORRESPONDENCE

Council approved a request for the installation of hardwood flooring which would adhere to the guideline of the strata corporation.

An owner suggested the installation of an automatic door opening device for one of the glass entry doors at P2. Such device will be similar to the one that operates the handicapped automated door in community centres or food outlets. Council requested the Agent to obtain a quotation for Council's review at the next Council meeting.

An owner wrote regarding someone smoking in the hallway of their floor. Council noted that smoking

is not permitted in the common areas. If the owner can determine who the offender is, Council will send a warning letter to the individual involved.

An owner's tenant requesting Council for the reimbursement of hotel and hydro expenses due to the suite was uninhabitable from the water damage caused by the tenant residing above him. Council declined the request and suggested the tenant check with his insurance policy or claim against the other party who caused the damage.

(6) NEW BUSINESS

6.1 SERVICE OF ELECTRICAL VAULT

The Agent informed Council that B. C. Hydro requires a complete overhaul and preventive maintenance on the electric vault every 3 years which is due in March. The Agent will obtain three quotations for Council's review.

6.2 VARIOUS QUOTATIONS FOR THE NEW GARBAGE ROOM

The ventilation / mechanical engineer confirmed that the best solution to eliminate the odour from the building permanently would be to move the garbage compactor to the parkade area. Council reviewed the various quotations obtained for the relocation of the compactor and building of a new garbage room and unanimously decided to present the recommended solution to the owners at the upcoming Special General Meeting.

6.3 SCHEDULE OF SPECIAL GENERAL MEETING

Council decided that the Special General Meeting to vote on the garbage room issue will be held in the Ballroom on March 8, 2005.

6.4 SPEEDING IN PARKADE

Council noted that several residents are driving too fast in the parkade which poses a safety hazard.

Residents are requested to slow down while driving in the parkade.

Council requested the Agent to check into the cost of a convex mirror for installation in a parkade level.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 p.m. The next meeting was scheduled for March 8, 2005.