

COUNCIL MEETING MINUTES

TUESDAY, MAY 31, 2005

VENUS - STRATA PLAN LMS 3963

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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Suite: # 303

CONCIERGE: 604-408-1185

PRESENT:

Roger Bateson
Rob Murray
Patricia Greenwood
Susan Wagner
Clinton Lee

REGRET:

Albert Loo
Elena Stafeeva

Katie Khoo, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER

The meeting was called to order at 7:05 p.m. by the President, Roger Bateson.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of April 12, 2005 Council meeting. CARRIED

(3) FINANCIAL REPORTS

The Treasurer gave a financial report for March and April, 2005 and found no irregularities. The backup invoice of the contingency reserve fund needs to be amended to reflect the amount indicated on the financial statement. It was moved and seconded to adopt the financial statements for March and April, 2005. CARRIED

As the insurance deductible for water damage was \$ 10,000.00 for one insurance claim, it was moved and seconded to pay the insurance deductible from the contingency reserve fund. CARRIED

The owner of the strata lot was requested to reimburse the strata corporation for the water damage that was caused by the overflow of the washer.

Council requested the Agent issue a notice to all residents to do their laundry while they are in attendance to prevent similar incident from recurring. They must not overload the washer as it could cause imbalance and malfunction of the machine.

Council authorized a lien be filed on the owner who is consistently in arrears of his strata fees.

The Agent informed Council that the financial audit for the last fiscal year was scheduled for June 7, 2005.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

- The developer responded that their warranty expired despite their representative made several requests to Allied Windows to resolve the deficiencies. The developer suggested that the Strata contact the contractor directly. Council requested the Agent follow up with Allied Windows to rectify the outstanding deficiency items.
- The rim of the pool roof requires power washing.
- The power washing of the visitor parkade area will also be carried out.
- There are a few cracked elevator buttons which will be replaced.
- Carpet cleaning will be scheduled for the month of June. The carpet cleaner will be requested to carry out extra cleaning on the stained areas. If budget allows, the carpet will be cleaned every nine months.
- There is a chipped tile in one of the elevators. The Agent will investigate whether it can be repaired.
- The couches in the party room require cleaning. The carpet cleaner will be asked to shampoo them.

4.2 SECURITY COMMITTEE

There was several car break-ins and a vehicle stolen from the parkade.

Residents are requested to be vigilant and report any suspicious activities or undesirables to the Concierge.

4.3 LANDSCAPING COMMITTEE

The Landscape Committee has scheduled a site tour with the landscaper to address concerns.

4.4 SOCIAL COMMITTEE

The Building Maintenance Committee presented an extensive budget proposal for the improvement of the ballroom, including replacement of drapes, replacement of carpet with new tiled flooring for the kitchen and bathroom, new card tables and chairs, replacement of the rattan chairs and installation of ballroom mirrors. Council tabled the proposal to the budget meeting.

The Social Committee presented a budget proposal for replacement of the video equipment in the Media Room. The replacement of the chairs with couches was also recommended. Council requested the Committee to obtain more definite pricing for the budget meeting.

4.5 BYLAWS & RULES COMMITTEE

Council noted that someone was using propane barbecue. A notice will also be posted in the elevator to remind residents of the bylaw.

Residents are reminded that no propane barbecue is allowed unless such a barbecue is powered by electricity.

(5) CORRESPONDENCE

An owner wrote requesting Council coordinate the dryer vent cleaning and to include it in the upcoming budget. Council requested the Agent to coordinate the dryer vent cleaning in September whereas the residents are responsible for the payment directly to the contractor. A separate notice will be prepared at that time. Council declined the request to include such cleaning in the budget as accessibility to all the suites is impossible.

The residents of a suite keep on causing noise disturbances to their neighbours although fines were levied at \$ 200.00 per repeat offence. As they are owners in the suite, Council will continue to levy fines as necessary. Council suggested to the concerned owner to contact the police if the noise disturbances recur.

A resident wrote requesting 24 hour access to the meeting room. Council requested the resident to contact and sign in with the concierge if he requires access after hours.

(6) NEW BUSINESS

6.1 UPDATE ON RELOCATION OF GARBAGE ROOM

The masonry work for the enclosure was almost complete when the work was stopped by the City inspector. The City inspector requires the strata to apply for a building permit. Council requested the Agent consult with the original architect of the building for assistance.

6.2 QUOTATIONS FOR INSTALLATION OF CONCRETE

Council reviewed the quotations for an overall plan for the installation of stamped concrete for the driveway at the back lane. It was Moved and Seconded to proceed with Phase one (west driveway entrance from overhang entrance west to narrow walkway) upon inspection of sample stamped concrete and reference check by the President. CARRIED

The Agent will confirm the cost from another contractor for comparison purpose.

6.3 SUMMER STUDENT

Council reviewed and approved the scope of work prepared by the resident manager to be carried out by the student.

6.4 QUOTATION FOR REINFORCEMENT OF EXIT DOORS TO BACK LANE

Council tabled the quotation to the budget meeting.

6.5 BULK GAS PURCHASE

Council requested the Agent contact Direct Energy Business Services to obtain a cost and benefit analysis of bulk gas purchase.

6.6 INCREASE EXTERIOR LIGHTING AT BACK LOBBY ENTRY

Council requested the Agent obtain a proposal from another electrician to improve the exterior lighting at the back lobby entry.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 p.m. The next meeting was scheduled for August 2, 2005.