

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

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CONCIERGE: 604-408-1185

PRESENT:

Roger Bateson
Rob Murray
Patricia Greenwood
Susan Wagner
Clinton Lee
Albert Loo
Elena Stafeeva

Katie Khoo, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER & GUEST

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

Guest: The owner of #1106 attended the meeting and presented her concern regarding the water damages resulted from three separate incidents of her neighbouring suites. Council acknowledged of her concern and would address it accordingly.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of May 31, 2005 Council meeting. **CARRIED**

(3) FINANCIAL REPORTS

The Treasurer gave a financial report for May and June, 2005 and found no irregularities. It was moved and seconded to adopt the financial statements for May and June, 2005. **CARRIED**

The Agent informed Council that the auditor completed the audit. Council reviewed the draft audited financial statements for the last fiscal year ended September, 2004. Council found that the audit report was completed with satisfaction and the financial status was in good order. It was moved and seconded to approve the draft audited financial statements for the fiscal year ended September, 2004 as presented. **CARRIED**

The Agent reported that the strata insurance was renewed with a lower rate compared to prior year.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

- Schedule for pavers replacement at the back lane driveway – Council approved the first phase of the project but due to the Port of Vancouver strike, the special pigment required for dying the concrete is unavailable. The project is deferred until the dye is available.
- Chipped tiles in elevators – All the chipped tiles were repaired.
- The tiles and edges in the lobbies and hallways require some cleanup.
- The shower rooms require some maintenance or recaulking.
- The new railing has been installed for the Jacuzzi. The Agent will find out from the pool contractor and see whether the sealed opening of the old railing hole can be improved aesthetically.
- Council requested the Resident Manager to remove the grease stain on the wall of the left side of the garage gate.
- The enterphone for the front entry required replacement due to wear and tear.
- Council discussed the proposal from a contractor to provide a flat rate for mechanical repairs and maintenance for the building. Council decided against the proposal as several major equipment has already been replaced. Council requested the Agent obtain a comparison quote from another mechanical contractor for the preventive maintenance. Council requested the Agent invite the Resident Manager to attend next Council meeting regarding the same issue.

4.2 SECURITY COMMITTEE

There was no report from the security committee.

4.3 LANDSCAPING COMMITTEE

Council found that the overall landscaping has improved with shrubs appear more neat and tidy. Council decided to add more colors for next year.

4.4 SOCIAL COMMITTEE

Council reviewed the comprehensive proposal for the media room presented by the Social Committee. Council reviewed the various items and requested the Agent to incorporate certain proposed items into the budget for discussion at the next budget meeting.

4.5 BYLAWS & RULES COMMITTEE

Some concerns were raised by residents that there are three residents occupying a studio suite. Council decided to present a ¾ vote to govern the number of occupants in a strata lot based on its size. Council requested the Agent draft the bylaw for review at the next meeting.

(5) CORRESPONDENCE

A resident wrote reporting an unpleasant encounter with another resident who uttered some threats as he was trying to enforce the rules of the strata corporation.

An owner wrote requesting a bylaw be proposed to prevent residents from smoking on the balconies. This owner is a non-smoker and cannot enjoy her premises as the smoking smell permeates to her premises. Council declined the request but requested the Agent to send a letter to the resident who is causing the inconvenience.

An owner reported that his visitor's vehicle was broken into at the visitor parking stall and requested increase in security measures. Council found that the current arrangement is adequate and there are signage regarding security in place.

(6) NEW BUSINESS

6.1 UPDATE ON RELOCATION OF GARBAGE ROOM

The Agent reported that she had made several visits to the City to apply for a minor amendment to the development permit as requested by the City. The Agent informed Council that the City approved the amendment verbally but would forward the confirmation in writing shortly as they are quite busy. The Agent has already scheduled the contractor to complete the work so that they can start as soon as the written approval from the City is received. Once the enclosure is completed, the overhead door contractor will confirm the measurement and proceed with the ordering of the door for installation.

6.2 BUDGET ITEMS

Council reviewed all the inputs by Council and the Resident Managers. Council decided to implement a number of improvements for the building to maintain its value and good reputation. The Agent will prepare a draft budget for Council's review at the next meeting.

6.3 DIRECT ENERGY BUSINESS SERVICES (DIRECT ENERGY)

The Agent presented Council with a cost and benefit analysis of bulk gas purchase prepared by Direct Energy. The report was prepared in comparison to Terasen Gas for the 12 months ended October, 2004 which presented an advantage for the transfer to Direct Energy. However, with the fluctuating gas rate currently, the President will confirm the gas commodity rate with the customer representative prior to making the recommendation to the Council.

6.4 CELL PHONE FOR CONCIERGE

The Concierge requested a cell phone for ease of communication. Council decided to cancel the land line and requested the Agent arrange a cell phone for the Concierge.

6.5 CHANGE OF WEEKEND RELIEF

There was some concern with the weekend cleaning relief person. Council requested the Agent arrange a new weekend cleaner.

6.6 SCHEDULE OF ANNUAL GENERAL MEETING

The Annual General Meeting was scheduled for October 17, 2005 in the Ballroom.

(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 September 12, 2005.