

Venus website: www.geocities.com/thevenusnews

LOCATION:

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

**STRATA COUNCIL
2005/2006**

PRESIDENT

Roger Bateson - # 3207

VICE-PRESIDENT

Clinton Lee - # 2607

TREASURER

Patricia Greenwood - # 1708

LANDSCAPING/BLDG. MAINT.

Rob Murray - # 2206

RULES & BYLAWS / SECURITY

Albert Loo - # 705

BUILDING MAINTENANCE

Susan Wagner - # 1902

SOCIAL AT LARGE

Bill Aujla - # 506

STRATA PROPERTY AGENT

Sam Kong

BAYWEST MANAGEMENT

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RESIDENT MANAGERS

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Suite: # 303

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PRESENT:

Roger Bateson
Rob Murray
Patricia Greenwood
Susan Wagner
Clinton Lee
Albert Loo
Bill Aujla

Sam Kong, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER & ESTABLISH COUNCIL POSITIONS

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

Council positions were established as outlined.

(2) ADOPTION OF PREVIOUS MINUTES

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

(3) FINANCIAL REPORTS

The Treasurer gave a financial report for August & September, 2005 and found no irregularities. It was moved and seconded to adopt the financial statements for the months of August and September. CARRIED

The Council was made aware that a few owners owed seriously overdue fees, mainly contributed by the chargeback of insurance deductible by the Strata Corporation. The Council is considering legal actions against the few owners.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 PAVERS AT DRIVEWAY

The work for paving the driveway of the parkade entry was in progress, despite of some delay by rainy season. In response to the concern about colour matching between the old one and the

newly installed one, Council President Roger Bateson stated that the concrete's colour changes when curing. They should all look the same in next summer, according to Roaron Construction (contractor).

4.1.2 GARBAGE ENCLOSURE

The masonry work was completed. Quotes for installing fire rated door and new ventilation system were obtained. The Agent and Council President will ensure the proposed works meet the City's requirement, before ordering them to go ahead.

4.1.3 OTHER HOUSEKEEPING MATTERS

The building committee raised a few housekeeping matters, including power washing front pillars, facing Georgia St and facing the garden, painting for P2 elevator lobby, fixing loosen faucet in men's changing room, cleaning carpet stains, adjusting door closer and etc. The Agent will address these issues with the resident manager.

4.2 SECURITY COMMITTEE

There was no report from the security committee.

4.3 LANDSCAPING COMMITTEE

It was recommended that some extra clean-up works for landscaping area are needed for the period of December to March. The Agent will make appropriate arrangement.

4.4 SOCIAL COMMITTEE

The Social Committee is planning a couple of social events in ballroom: dancing and potluck. They are pending the proposed ballroom improvement (refer to 6. New Business).

It was brought up that there has been increasing demand for ballroom hours extended beyond midnight. The council will further look into this matter.

4.5 BYLAWS & RULES COMMITTEE

There was no report from the bylaws & rules committee.

(5) CORRESPONDENCE

An owner wrote requesting for a change of his assigned parking stall due to its small size. The council took several factors into consideration, including complicated legal issue associated with the change of land title. The request was not approved.

An owner wrote to suggest relocating the parkade gate further into the entrance, for better security. It was noted that this matter had been discussed several years ago. In considering the rapid change of neighbourhood, the Council will revisit the issue again in upcoming meetings.

The council discussed the need for security monitoring system upgrade. The Strata Agent will obtain proposal.

The same owner also raised the possibility of installing individual gas meter for each unit. It appears that such installation is not feasible, as huge alteration works will be involved.

Another owner wrote to complain that the resident in the lower unit set off firework on the Halloween

Day. The Agent had issued warning letter to the resident.

One owner wrote to dispute the decision of that the Strata Council applied the charge of insurance deductible to his account, for the water damage claim arisen from his unit. Considering the fact the unit's leaking plumbing fixture was responsible for the water damage, the Council confirmed no change of its position on this matter.

(6) NEW BUSINESS

6.1 MECHANICAL CONTRACT REVIEW

Council was made aware that the current mechanical contractor Milani has failed to provide quality services as required under the maintenance contract, despite several previous complaints. A maintenance proposal by PML was obtained by the Agent and reviewed by the Council. It was moved and seconded to terminate the current mechanical contractor Milani and accept PML's proposal for a test period of one year.

CARRIED

6.2 POOL PURIFICATION SYSTEM

A quote of \$4250 for installing purification system for swimming pool and spa was presented for discussion. It was moved and seconded to accept the quote.

CARRIED

6.3 CLEANING FOR WEEKEND

The council was made aware that the current cleaning schedule for weekend might not be sufficient to maintain a good quality standard. It was moved and seconded to extend the daily cleaning time to 8 hours.

CARRIED

6.4 FLOOR STOP SYSTEM FOR WASHER

The council had a brief discussion about the floor stop system and acknowledged its great benefit. It was tabled for next meeting to make a detailed plan.

6.5 BALLROOM IMPROVEMENT

As per approved budget at AGM, the Council started planning the ballroom upgrade. The Agent will obtain quotes for replacing carpet with ceramic tiles, painting the walls, installing mirror, and replacing current window covers with better quality vertical blinds.

6.6 CARPET REPLACEMENT

The council was made aware that some floors' carpet might need replacement. This matter will be revisited next year.

6.7 CHRISTMAS PARTY

Venus' Christmas was scheduled for December 16, 2005. Social Committee will further notify residents about the details.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting was scheduled for January 24, Tuesday, 2006 at 7 p.m.