

COUNCIL MEETING MINUTES

TUESDAY, January 24, 2006

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
2005/2006**

PRESIDENT

Roger Bateson - # 3207

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

Bill Aujla - # 506
Clinton Lee - # 2607

STRATA PROPERTY AGENT

Sam Kong

BAYWEST MANAGEMENT

**300 - 1770 Burrard St.
Vancouver, BC V6J 3G7**

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Direct Line: 604-714-1543

RESIDENT MANAGERS

Philip & Sandra Morton

Phone: 604-307-4704 cell

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Pager: 604-643-9735

Suite: # 303

CONCIERGE: 778-888-1185

PRESENT:

Roger Bateson
Rob Murray
Patricia Greenwood
Susan Wagner
Clinton Lee (7:30)
Albert Loo
Bill Aujla

Sam Kong, 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 November 8, 2005 Council meeting. **CARRIED**

(3) FINANCIAL REPORTS

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

CARRIED

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 PAVERS AT DRIVEWAY

The final concrete pour was just completed, despite of some delay by rainy season. The only pending work is to seal the concrete surface once the poured concrete is dry and weather permits. In response to the concern about colour & pattern matching between the old one and the newly installed one, Council President Roger Bateson will further look into this matter. Council was made aware that substantial portion of payment has been retained. No further payment will be released

until the council is completely satisfied with the final works.

4.1.2 GARBAGE ENCLOSURE

The strata agent reported that the double swing doors for the new garbage room was on order and expected to be delivered in mid February. It was anticipated that the whole project will be completed at the end of March.

4.1.3 BALLROOM UPGRADE

The council was very pleased with the recent ballroom upgrade and gave great thanks to the Building Committee, especially to council member Susan Wagner for all her hard work.

Susan presented a furniture plan at approximately cost of \$2000 for the ballroom for discussion. The Building Committee will further look into the proposal.

4.1.4 OTHER MAINTENANCE MATTERS

The building committee raised a few maintenance matters, including replacing burnt out lights in the ceiling of the front and back lobbies, replacing the lights in the P2 Elevator lobby with a warmer glow, fixing the loose door lock handle in P4 lobby, and arranging regular tune up and fixing of the ballroom piano. The Agent will address these issues with the resident manager.

4.2 SECURITY COMMITTEE

Council accepted the resident manager's recommendation to do an audit for all issued clickers, for better safety and security. A separate notice/form is attached with this minutes.

4.3 LANDSCAPING COMMITTEE

It was brought up that there are issues of drainage of the grass circle. Council discussed several options of replacing the grass. Council President Roger Bateson will get quote for replacing the grass with stamped concrete.

4.4 SOCIAL COMMITTEE

The Social Committee received overwhelming responses, since the notice of social dancing classes was posted. It was planned to have 2 classes on a weekly basis, with some supervisions by qualified dancing instructors. Council member Clinton Lee will continue organizing this social event.

4.5 BYLAWS & RULES COMMITTEE

There was no report from the bylaws & rules committee.

(5) CORRESPONDENCE

An owner wrote to complain about his neighbour making excessive noise. Council is aware that this is an on-going issue. Albert Loo volunteered to further look into this matter.

The strata agent reported that he was advised by the irrigation contractor that the roof garden's irrigation system should have a backflow preventer installed as per City's requirement. The strata agent subsequently wrote to the penthouse owner, who has exclusive use of the roof garden, to address this matter. The owner replied to confirm that he arranged to get backflow preventer installed by a qualified contractor.

One owner wrote to suggest that some gym equipment needs upgrade. The council agreed with his suggestion and is currently working on the project of gym renovation (refer to 6.4).

One owner wrote requesting permission to place a bouncer in media room for kids to play while she is renting the room for birthday party. Council decided such a bouncer is not appropriate for media room's use and consequently rejected her request.

(6) NEW BUSINESS

6.1 FLOOD STOP SYSTEM FOR WASHER

Council discussed the benefit of flood stop system and would like to encourage owners to have it installed for their washers. The cost is about \$100 for material plus about \$70 for labour. Separate notice with detail will be posted soon. Owners who want to proceed could sign up at the concierge, once notice is posted.

6.2 CLEANING FOR WEEKEND

Council President Roger Bateson reported that extra cleaning for weekend had been arranged.

6.3 SECURITY CAMERA UPGRADE

A proposal of \$11,597 for upgrading the security cameras was presented for discussion. Council also discussed the option of installing security cameras in the elevators, which will cost extra \$1,680 each. Council decided to invite the contractor to next council meeting for demo.

6.4 GYM RENOVATION

The council had a discussion about the plan of gym renovation: new flooring, ventilation improvement, painting and gym equipment upgrade. Council members Roger Bateson and Rob Murray will further look into this matter.

6.5 SPEAKER IN MEDIA ROOM

Council was made aware that some speakers in the Media Room are not working. Council members Roger Bateson and Clinton Lee will further look into this matter and have them replaced.

6.6 VISITOR PARKING

The council had a brief discussion about the possibility of implementing pay-parking system in the visitor parking. Pros and Cons were addressed.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 p.m. The next meeting was scheduled for February 27, Monday, 2006 at 7 p.m.



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CLICKER AUDIT NOTICE

TO: Owners of Strata Plan LMS 3963
THE VENUES
RE: **CLICKER AUDIT**

For better safety and security, the Strata Council is doing an audit for all issued clickers. Owners are required to confirm all clickers in their processions for reactivation, by filling up the form as follows:

Clicker's Code: _____
(To get the code: unscrew the clicker's back, open the cover, and take out the circuit board. The code is on the front of circuit board.)
Unit #: _____ **Owner's Name:** _____
Owner's Signature: _____

Please return this form to the Concierge, or mail it to the following address:
#303 – 1239 West Georgia Street, Vancouver, BC V6E 4R8, **by March 31, 2006**, when those clickers without owners' confirmation will be deactivated.

Thank You for your Cooperation!

On Behalf of Owners of Strata Plan LMS 3963

SAM KONG
Strata Agent
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Email: skong@baywest.ca