

Venus website: www.geocities.com/thevenusnews

LOCATION:

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

**STRATA COUNCIL
2005/2006**

PRESIDENT

Patricia Greenwood - # 1708

VICE-PRESIDENT

Clinton Lee - # 2607

TREASURER / BLDG. MAINT.

Susan Wagner - # 1902

LANDSCAPING/BLDG. MAINT.

Rob Murray - # 2206

RULES & BYLAWS / SECURITY

Albert Loo - # 705

SOCIAL AT LARGE

Bill Aujla - # 506

STRATA PROPERTY AGENT

Sam Kong

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RESIDENT MANAGERS

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Suite: # 303

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PRESENT:

Rob Murray
Patricia Greenwood
Susan Wagner
Clinton Lee
Albert Loo
Bill Aujla (7:25)

Sam Kong, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER & RE-ESTABLISH COUNCIL POSITIONS

The meeting was called to order at 7:08 p.m. by the Strata Agent.

Council received the resignation of Dr. Roger Bateson, who has moved from the Venus to the Sunshine Coast. Council would like to thank Roger Bateson for all his hard work, and his enormous contribution to the Venus over the past 7 years.

Patricia Greenwood was elected as new Council President. Other changes of Council positions were outlined on left column.

(1.A) SECURITY UPGRADE DISCUSSION

Steve Mclsaac from Whistler Communication, the maintenance contractor for Venus' security system, was invited to attend this session to provide input about a security system upgrade.

Council had a discussion with Steve about security cameras, costs and other supporting equipment for the surveillance system's upgrade.

Steve also made some recommendations about the possible improvement for the access control system. Council was made aware that all three elevators are unlocked when an active clicker is clicked in only one elevator, under the existing system. Whistler Communication was requested to provide a quote for an upgrade so as to rectify this problem.

Council thanked Steve for his attendance at the meeting and his valuable input regarding security improvement.

Council Member Clinton Lee volunteered to arrange for a walk-through of the property with a security specialist for more security improvements.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the January 24, 2006 Council meeting.

CARRIED

(3) FINANCIAL REPORTS

The Treasurer gave a financial report for January 2006 and found no irregularities. It was moved and seconded to adopt the financial statement for the month of January.

CARRIED

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 PAVERS AT DRIVEWAY

After the work was completed, there was a discrepancy about the amount of the final payment. Council noted that the discrepancy is mainly because the contractor's payment is based on square footage of completed work, and there appears to be disagreement regarding actual square footage of paving laid. It was then moved and seconded to hire a qualified surveyor to conduct a survey to determine the accurate figure for the completed area, providing the cost is no more than \$500.

CARRIED

4.1.2 GARBAGE ENCLOSURE

The strata agent reported that the ventilation system was installed and the masonry work was scheduled for the week of March 6. It is anticipated that the final moving of the garbage compactor will be completed in the mid of March.

4.1.3 GYM RENO

Council member Rob Murray reported that the ventilation upgrade for the gym was completed. One new X-Trainer is on order and is expected to be delivered in next two weeks. The new flooring installation is scheduled for the week of March 20th.

4.1.4 FLOOD STOP SYSTEM FOR WASHER

Council reviewed the cost estimates provided by two plumbers to undertake the works. Council noted the cost of \$1400 up per unit is much higher than expected. This matter was tabled indefinitely.

4.1.5 EXTERIOR POWER WASH AND PAINTING

Large areas of the property require power washing and/or painting. The tiered area at the back of the building, and the Banff parking entrance are particularly in need of attention, as is the area around the fountains. The painting will be discussed again by council in the spring, the resident manager will schedule the power washing accordingly.

4.2 SECURITY COMMITTEE

Refer to Section 1.A.

4.3 LANDSCAPING COMMITTEE

The strata agent reported the drainage piping had been installed for grass circle area. Council will monitor it to see if it improves the rain drainage in the area.

4.4 SOCIAL COMMITTEE

Council member Clinton Lee reported that there are 2 dancing classes per week, with total 16 participants. Council was pleased with the success of the project.

4.5 BYLAWS & RULES COMMITTEE

There was no report from the bylaws & rules committee.

(5) CORRESPONDENCE

An owner wrote to raise the concern about dryer duct problem in his unit. Council suggested that owners should have their dryer duct inspected by a qualified contractor if any problem.

Following up with the on-going noise complaint discussed at last council meeting, council member Albert Loo reported that the complainant expressed there had been some improvements recently.

(6) NEW BUSINESS

6.1 NEW MECHANICAL MAINTENANCE CONTRACTOR - PML

A maintenance report by PML, Venus' new mechanical contractor starting Feb 1, was presented to the Council for review. Council noted a long deficiency list and instructed the strata agent to follow up on this matter.

6.2 WALL TILES DAMAGE AT LOADING BAY BY VEHICLE IMPACT

The strata agent reported an incident of vehicle impact in which wall tiles of one column at the loading bay were damaged. An insurance claim was filed and the insurer-preferred contractor is working on the repair project. The strata agent was instructed to follow up this matter.

\$1000 of insurance deductible charge will be applied to the owner's account of the unit, whose resident's vehicle caused the damage.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 p.m. The next meeting is scheduled for April 3, Monday, 2006 at 7 p.m.