

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

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

**BAYWEST MANAGEMENT
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RESIDENT MANAGERS

Philip & Sandra Morton

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Pager: 604-643-9735

Suite: # 303

CONCIERGE: 778-888-1185

PRESENT:

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

Sam Kong, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER

The meeting was called to order at 7:03 p.m. by the Council President.

(1.A) RESIDENT MANAGERS' REPORT

Resident Managers Sandra and Phillip Morton were invited to the meeting to provide their inputs about the building maintenance.

Phillip and Sandra made a few suggestions:

- 1) The floor tiles in both front and back lobbies need to be sealed. This work should be put into the budget for next fiscal year.
- 2) The pool area supply fan, the lobby supply fan and the elevator supply fan need filtration systems installed. Because there are no filters on these fans, dirt comes into the lobby and the pool area through the grills. PML, the building's mechanical contractor quoted \$3430 for doing these works.
- 3) 3 hot water boilers need a complete disassembly and internal tune-up. PML quoted \$2355 for doing the work.
- 4) The on-site office should keep a copy of form K filed with Baywest, so that Resident Managers can have an up-to-date record about the residents in the building. The Strata Agent will make appropriate arrangement.

Phillip made the following reports relate to the building maintenance:

- 1) The clicker audit was about to complete. As of the date of the meeting date, there were only 18 outstanding clickers that had not been registered.

- 2) The newly hired relief cleaner has been working well.

The Council also had a discussion with Sandra and Phillip about the graffiti in the elevators and the color of paint on P2 lobby's walls.

Council thanked Sandra and Phillip for their attendances at the meeting and **their** valuable input regarding the building maintenance.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the February 27, 2006 Council meeting, with the following corrections:

- 1) Add the section of "4.1.6 Ballroom Upgrade"
"The Council discussed a furniture plan for the ballroom. It was moved and seconded to approve the plan providing the cost is no more than \$4500...Carried"
- 2) Amend the first paragraph under "(5) Correspondences" as follows:
"An owner wrote to raise the concern about dryer duct problem in his unit. Council suggested that the owner have a fan installed on the vent pipe to increase the push of air through the duct."

CARRIED

(3) FINANCIAL REPORTS

The Acting Treasurer Patricia Greenwood gave a financial report for February 2006 and found no irregularities. However, it was noted that there was a cash flow shortage for the following reasons:

- 1) \$30K of insurance deductibles for previous insurance claims were paid by Strata Corporation. But the owners who were responsible for the costs of insurance deductibles have not paid back the money to Strata Corporation.
- 2) Costs for paving the back lane were about \$5K more expensive than originally estimated.
- 3) Higher energy bills due to the winter season, though these costs will drop considerably as the spring and summer arrive.
- 4) Building improvement works for ballroom and gym were ahead of the fund collections.

To cover the temporary cash shortage, it was proposed to lend \$35K in contingency reserve fund to the operating fund and pay the money back by the end of current fiscal year, September 06. The Council noted that this is in compliance with the Strata Property Act and it is not an uncommon occurrence in many other buildings. It was moved and seconded to accept the proposal.

CARRIED

It was moved and seconded to adopt the financial statement for the month of February.

CARRIED

(3.A) ACCOUNT RECEIVABLE

The Council was made aware that, as of the day of the meeting, approximately \$46K is owing to the Strata Corporation in outstanding fees and assessments. 3 owners owed \$10K charge of insurance deductible each. One owner owed approximately \$6K of strata fee and fines.

The Council decided to commence legal actions in small claim court to recover the outstanding fees from the above-mentioned owners. Council Member Bill Aujla volunteered to oversee the process.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

4.1.1 WALL TILES DAMAGE AT LOADING BAY BY VEHICLE IMPACT

The Strata Agent reported that the insurance adjuster is processing the claim. The owner of the unit, whose resident's vehicle caused the damage, has paid the \$1000 charge of insurance deductible. A tile sample for the repair work was presented to the Council for review. The Council was advised that it is not possible find the supply of new tiles that will exactly match the existing old tiles. It is obvious that some works need to be done to the other 3 columns at the back to maintain the consistent look.

The Strata Agent further reported that so far, the insurers would be willing to pay for the damaged tiles only. In response to the previous request by the Council for replacing wall tiles of all 4 columns, the insurance adjuster suggested to repair the damaged tiles first. How to decide the cosmetics of the building could be negotiated later.

The Council noted that it will take quite sometime for the insurers to make a decision because the subrogation is involved. It was decided to have the damaged tiles repaired first. The Council will then continue pressing the insurance company for a satisfactory solution.

4.1.2 GARBAGE ENCLOSURE

The strata agent reported that the City inspector inspected the works of walls, flooring, doors and ventilation on Thursday March 30. The relocation of the garbage compactor is allowed. The moving of the compactor was scheduled for April 21. Notice will be posted in advance.

The Strata Agent further reported that during the wall construction, the masonry contractor accidentally drilled into a plastic pipe that is buried inside the concrete ceiling. Because the plastic pipe is used to supply water to the spa, the spa was shut down for several days. The piping to the spa is now restored.

The Council noted there was no prior indication that there are plastic pipe buried inside the concrete slab and this appears an unusual construction. The strata agent was instructed to investigate if the insurance of the masonry contractor could cover the repair cost.

4.1.3 GYM RENO

Council member Rob Murray reported that the installation of the flooring has been completed, the new Cross Trainer has been installed, the upgraded ventilation completed, and the room painted. This completes the renovation work to the gym.

Users of the gym are reminded to:

- please observe the 30 minute limit on the exercise equipment.

“Use of the exercise equipment is limited to 30 minutes per session when other users are waiting in the exercise room.”

- please wipe down the equipment with the cleaning solution after each use.

- please return all equipment (free weight, mats, etc.) to their storage area after use.

4.1.4 BALLROOM UPGRADE

Council Members Susan Wagner and Clinton Lee reported that the furniture was brought and placed in the ballroom. Council was pleased with the quality and layout of the furniture.

4.1.5 POWER WASH FOR PARKADE

The Council had a discussion about the need for a parkade power wash. Vice President Clinton Lee will further look into this matter.

4.1.6 CLICKER AUDIT

Owners are reminded that clickers that were not reported by April 6, 2006 will be deactivated.

4.1.7 OTHER MAINTENANCE MATTERS

It was brought up that the chair for the concierge is broken. Council agreed to purchase a new one at the cost no more than \$250. Council Member Bill Aujla volunteered to purchase the chair.

It was also brought up that Fujitec Elevator needs to replace several broken elevator buttons.

4.2 SECURITY COMMITTEE

Vice President Clinton Lee reported that he had a walk-through of the building with a security specialist. Some security improvements were proposed including installing additional cameras in courtyard. Further discussions were tabled for upcoming meetings.

4.3 LANDSCAPING COMMITTEE

Council Member Rob Murray reported that he had a walkthrough with the landscaper, and some flowering bushes will be planted. He noted that some exterior areas, particularly the back tiered area, require power washing and painting. The resident manager will schedule the power washing accordingly, as the weather is getting warmer.

4.4 SOCIAL COMMITTEE

Council member Clinton Lee reported that the 2nd round of dancing classes had started. Residents of Venus are encouraged to participate this social event.

4.5 BYLAWS & RULES COMMITTEE

Council Member Albert Loo reported that some residents were bring wine glasses into the pool area. This is not permitted. Broken glass may cause injury to the people who are using the pool.

Residents are reminded of the following rules:

No person shall be in the pool area:

- 1) ***Consume food or alcoholic beverages or smoke***
- 2) ***Carry glass containers of any kind***

Residents are also reminded that smoking is not permitted inside the building, including parkade.

(5) CORRESPONDENCE

An owner wrote to raise the concerns about pet urine in common area, use of visitor parking and time limitation of gym equipment. All issues were addressed at the meeting and Council thanked the owner for their input.

One owner wrote to complain the excess noise after midnight from the unit below. A letter had been sent to the owner in lower unit to address this matter.

One owner wrote to recommend the use of “bump arrestor” for wash machine. He suggested that the “bump arrestor” allows water to back up when it is flowing quickly then suddenly stopped. It eliminates pipes banging and possibly splitting from the back pressure when water is shut off like a wash machine. He further suggested “bump arrestor” is for sale in local Revy Stores at \$17.98 each.

(6) NEW BUSINESS

6.1 OTHER BUILDING IMPROVEMENTS

The Council decided to put other building improvements on hold until cash flow is improved.

(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 May 23, Tuesday, 2006 at 7 p.m.