

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

VICE-PRESIDENT

Clinton Lee

TREASURER / BLDG. MAINT.

Patricia Greenwood

LANDSCAPING/BLDG. MAINT.

Rob Murray

RULES & BYLAWS / SECURITY

Albert Loo

SOCIAL AT LARGE

Bill Aujla

STRATA PROPERTY AGENT

Sam Kong

BAYWEST MANAGEMENT

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RESIDENT MANAGERS

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Suite: # 303

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PRESENT:

Rob Murray
Patricia Greenwood
Susan Wagner (left at 7:50 p.m.)
Clinton Lee
Albert Loo
Bill Aujla

Sam Kong, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER

The meeting was called to order at 7:13 p.m. by the Council President.

Council received the resignation letter of Susan Wagner. Council would like to thank Sue for her enormous contribution to the Venus.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the April 3, 2006 Council meeting.

CARRIED

(3) FINANCIAL REPORTS

The Treasurer, Susan Wagner, gave a financial report for March & April 2006. The following concerns were addressed:

- 1) Two invoices in the amounts of \$328.08 and \$296.43 from Action Lock were paid by the Strata Corporation for repairing the door locks of two suites. The amounts should be billed back to the owners of these suites.

Subsequent to the meeting, the Strata Agent confirmed that the chargeback had been previously done and the two owners had paid the amounts back to the Strata Corporation.

- 2) As of April 30, the Strata Corporation had a deficit of \$8,998.21 in the operating fund. Expenditures that have exceeded the budget amounts are Fire Protection, Garage Door, Lamp Replacement and Mechanical.

Council noted that the gas cost should be going down with the arrival of summer.

- 3) The loan of \$35K from the Contingency Reserve Fund was applied in April as per the Council's decision at the previous meeting. The cash balance for the operating fund as of April 30, 2006 was \$2,578.90.

The Treasurer also made some recommendations as follows:

- 1) The financial statements should be made available to the Treasurer for review at least one week before a council meeting.
- 2) Extra effort needs to be made to ensure that strata fees are kept current.
- 3) The budget for the next fiscal year should take into account the age of the building and "unforeseen" expenses.
- 4) Repayment of the \$35K loan to the CRF by the end of the fiscal year (September) will require a significant reduction of expenses. Some maintenance work may need to be postponed.

3.1 ACCOUNTS RECEIVABLE

The Council was made aware that, as of the day of the meeting, approximately \$48K is owing to the Strata Corporation in outstanding fees and assessments. 3 owners owe \$10K each for insurance deductible costs. One owner owes approximately \$6K for strata fees and fines. Another owner owes \$2,200 of repair costs due to water damage caused by the unit's washing machine.

The above-mentioned owners should make payments in full of their outstanding arrears by June 30, 2006. If they fail to do so, Council shall be pursuing small claims actions against them to recover their outstanding arrears (plus all costs and expenses allowed by the courts) owed to the Strata Corporation.

Council will continue to monitor the matter and pursue legal actions as appropriate.

(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 tiles were on order and would be delivered in two weeks. It was anticipated that the repair work would be completed within the next few weeks.

4.1.2 NEW GARBAGE ROOM

The Council was pleased that the moving to the new garbage room went smoothly. The Council would like to thank all residents for their co-operation in the move.

Residents are reminded to use the pedestrian door, not the garage gate, when going to the garbage room. The pedestrian door requires your common area key. Extra copies of common area keys can be obtained from the Resident Manager.

The strata agent confirmed that the insurance policy of the Strata Corporation covers the cost of \$6,030.52 for repairing the spa piping damaged by the masonry contractor during construction. The insurance company will investigate the incident to determine whether to take subrogation action against the contractor or consultant.

4.1.3 OTHER MAINTENANCE MATTERS

- 1) Phil has completed much of the power washing of the exterior areas.
- 2) The elevators doors are noisy when opening and closing. The Property Manager will speak to Fujitec.
- 3) The window cleaning contractor neglected to clean the windows of the pool. He will be required to complete the work before payment is released.

The Strata Agent was instructed to follow up with these matters.

4.2 SECURITY COMMITTEE

There was no report from the security committee.

4.3 LANDSCAPING COMMITTEE

There was no report from the landscaping committee.

4.4 SOCIAL COMMITTEE

There was no report from the social committee.

4.5 BYLAWS & RULES COMMITTEE

It was noted that some residents are bringing more than the allowed number of guests to the pool and/or gym.

Residents are reminded of the following rules:

- 1) A maximum of 2 accompanying guests per suite are allowed in the gym and pool.**
- 2) Both residents and guests are required to have their 'Recreation Area' cards with them when using those facilities.**

(5) CORRESPONDENCE

Two owners wrote to complain about the water leakage problem in their parking stalls. There is water leakage through the cracks of walls and ceilings when the parkade is power washed. The Strata Agent was instructed to look into this matter.

One owner wrote to complain about the handling of her NSF cheque by Baywest, as she wanted her returned cheque back. The Strata Agent explained that Baywest needs to keep the original returned cheque for record purposes, as per account audit requirement. The owner was assured that her returned cheque won't be cashed.

(6) NEW BUSINESS

6.1 DOG ISSUE

The Council discussed an incident that occurred on May 9, at about 9:30 p.m. A small dog was brutally attacked by a large dog in the elevator lobby on the 19th floor. The dog under attack was seriously injured and has not yet fully recovered.

The owner of the unit holding the attacker was in violation of the pet bylaws and rule: the dog was not registered with the building, not leashed at the time of incident, and over the weight limit of 44 lbs. A fine of \$200 was levied against the unit for the bylaw violation

The Council reviewed the rules and bylaws relating to pets. Some recommendations were made:

- 1) Conduct an audit of all dogs in the building to make sure they are registered with the Building Managers, and comply with the Rules and Bylaws.
- 2) Ensure all new owners and renters receive a copy of the Rules and Bylaws before they move in.

The Strata Agent was instructed to follow up with this matter.

6.2 BEHAVIOR TOWARD THE CONCIERGE

A report was made to the Council that a tenant yelled at the concierge and threatened to beat him up on May 8, after a vehicle was towed due to a violation of the parking bylaw. The Strata will not tolerate threats of violence against Venus staff.

It was noted that the same tenant has violated the strata bylaws and rules on numerous occasions in the past. Accordingly, the Strata Council decided to ask the owner to terminate the tenancy of the individual in accordance with the Strata Property Act and Residential Tenancy Act. In addition, a fine of \$200.00 was levied against the owner's account for the tenant's bylaw violation.

6.3 USE OF THE OLD GARBAGE ROOM

The Council had a brief discussion about the possible use of the old garbage room. This matter was tabled for next meeting.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:40 p.m. The next meeting is scheduled for Tuesday, June 27, 2006 at 6:30 p.m.

<p>Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years as there is a charge for replacement copies.</p>
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