

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/SOCIAL

Clinton Lee

TREASURER

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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CONCIERGE: 778-888-1185

PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Bill Aujla

Sam Kong, Baywest Management Corporation (the Agent)

REGRETS:

Clinton Lee

(1) CALL TO ORDER

The meeting was called to order at 6:55 p.m. by the Council President.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the May 23, 2006 Council meeting.

CARRIED

(3) FINANCIAL REPORTS

The Acting Treasurer, Patricia Greenwood, gave a financial report for May 2006 and found no irregularities. It was moved and seconded to adopt the financial statement for the month of May.

CARRIED

3.1 ACCOUNTS RECEIVABLE

The Council was made aware that, as of the day of the meeting, approximately \$39K is owing to the Strata Corporation in outstanding fees and assessments.

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

3.2 GAS EXPENSE

Erica Abrahao from Direct Energy, the natural gas supplier to the Venus, was invited to attend this session to give a presentation about the market update of the gas rate. The Council was

pleased with the presentation and thanked Erica for her attendance. The Council will have an annual review of the Direct Energy gas plan in December.

Council suggests that all owners/residents turn off the fireplace pilot lights during the summer to save gas expenses. A separate notice is attached with this meeting's minutes.

(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 delivered and are being cut. It was anticipated that the repair work would be completed within the next 2 weeks.

4.1.2 NEW GARBAGE ROOM

The Strata Agent reported that the City Inspector did the final inspection for the construction work. The inspection was passed pending the installation of a few more steel anchors. To avoid hitting the spa piping again, a radar scan was recommended before any more drilling. A quote of \$3600 for the scanning work was received and the Council instructed the Strata Agent to obtain one more quote.

Meanwhile, the Strata Agent will try to obtain a set of as-built drawings from the developer.

4.1.3 OTHER MAINTENANCE MATTERS

A few other maintenance issues including power washing, painting, and window cleaning were discussed.

The Strata Council was also made aware that all contractors who work for the Strata Corporation must have WCB coverage.

The Strata Agent will follow up with these matters.

4.2 SECURITY COMMITTEE

The Security Committee expressed the concern that street people could get into the building through the car wash area, when there is a move or car washing. It was suggested to reactivate the remote reader that controls the door from the loading dock to the lobby.

The strata agent will follow up with this matter. The Concierge will ensure the area is always under supervision when the doors are open.

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

The strata agent reported that dog audit notices were distributed to all residents and owners. Residents who have dogs must fill out the forms and return them to the Concierge or building managers by July 15.

The strata agent further reported that the "welcome package" containing important building info, owner contact form, pet registration form, form K, strata bylaws and rules was updated. The Concierge or building manager will give a "welcome package" to every new resident when moving in. Forms must be filled out and returned before the moving deposit is returned.

(5) CORRESPONDENCE

One owner wrote to express concerns over Bylaws, Rule Enforcement, Security and Communication. The Council reviewed the letter in length. All concerns were addressed.

(6) NEW BUSINESS

6.1 NEW CONCIERGE STAFF

It was reported that new concierge staff started working recently. Concierge Management Inc. was made aware that all new staff must be sufficiently trained before taking a full shift.

6.2 WINDOW REPAIRS

The strata agent reported that a few windows were found with broken seals and need to be repaired. The windows are still under the 10-year warranty on material (starting 1999) with Allied Windows. Allied Windows will rectify the problems. The Council will monitor this matter.

6.3 TENANT EVICTION

In reference to Section 6.2 of the minutes of May 23, 2006, the owners have not responded to the Council's request for the eviction of their tenant. The Strata Agent was instructed to write to the owner to follow up on this matter.

6.4 GARBAGE DUMPING

It was reported that a resident dumped his garbage outside of the garbage room. The strata agent will send a warning letter to this resident.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 p.m. The next meeting is scheduled for Tuesday, July 25, 2006 at 6:30 p.m.