

Venus website: www.geocities.com/thevenusnews

LOCATION:

6:30 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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PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Bill Aujla
Clinton Lee

Sam Kong, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER

The meeting was called to order at 6:45 p.m. by the Council President.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the June 28, 2006 Council meeting.

CARRIED

(3) FINANCIAL REPORTS

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

CARRIED

3.1 ACCOUNTS RECEIVABLE

The Council was made aware that, as of the day of the meeting, approximately \$39,000 is owing to the Strata Corporation in outstanding fees and assessments.

As a result, the loan of \$35,000 from Contingency Reserve Fund will have to stay in the operating fund until the outstanding fees are recovered. The special resolution for this matter will be proposed in September's AGM in compliance with Strata Property Act.

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

Despite a delay in the tile cutting by the supplier, the Strata Agent reported that the repair work would be completed very soon.

4.1.2 NEW GARBAGE ROOM

The Strata Agent reported that the installation of extra steel anchors on the brick walls was just completed, after conducting a radar scan. The engineer will inspect the work in next few days and finalize the necessary paperwork to close the Building Permit.

4.1.3 WINDOW REPAIRS

Two quotes (totaling \$2,560) by Allied Windows were presented to the Council for discussion for repairing a few windows with broken seals. Council noted the price is for labor cost only, as the windows are still under the 10-year warranty on material (which started in 1999). An independent window contractor was requested to review the quote and he commented that “the price is very reasonable for this type of work”.

It was moved and seconded to accept the quotes.

CARRIED

The Strata Agent will schedule the work with Allied Windows for late August.

4.2 SECURITY COMMITTEE

The Security Committee had a discussion about the parkade’s security after the compactor room was relocated. Concern was expressed that some residents use the parkade gate rather than the pedestrian door to enter the new compactor room. This might let street people into the parkade.

<p>Residents are reminded again to use the pedestrian door, not the parkade 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.</p>

4.3 LANDSCAPING COMMITTEE

There was no report from the landscaping committee.

4.4 SOCIAL COMMITTEE

There will be no social events until the fall of this year.

4.5 BYLAWS & RULES COMMITTEE

The Strata Agent reported that the dog audit was completed. A list of registered dogs was presented to the Council for discussion.

One unit has four dogs. Both individual weight and numbers of pets are over the bylaw limits. The Council decided that the owner could only keep two of the four dogs.

One unit has a dog registered as “visitor” and the dog is overweight. The Council decided that the dog must not be kept in the building.

The Council gave a few residents permission to keep their overweight dog. These dogs will be exempt from the bylaw with respect to weight of dogs because they were residents in the building at

the time of the dog audit. However, this exemption will not apply to any future pets (for certainty, "future pets" means any pets not registered in the just completed dog audit) of these residents.

In reference to Section 6.3 of the minutes of June 28, 2006, the agent of the owners wrote to advise that a notice was sent to the tenant, in response to Council's request for the eviction of their tenant. The Council will continue to monitor this matter.

(5) CORRESPONDENCE

One owner wrote to express concerns over communication, the quality of concrete paving on back driveway and the maintenance of parkade gate. The Council reviewed the letter in length. All concerns were previously addressed.

One owner wrote to express concerns over perfume and cigarette smoke going into her suite from other suites. The Strata Agent has responded to the owner and addressed the concerns in conjunction with strata bylaws.

One owner wrote to request approval for installing air conditioners on his balcony. The Council expressed concerns over the noise of the air conditioners and the negative effect on the building's appearance. Accordingly, the request was declined.

(6) NEW BUSINESS

6.1 CONCRETE PAVING ON BACK DRIVEWAY

It was reported that there is a hairline crack in the stamped concrete near the lobby entrance. The Strata Agent wrote to the construction contractor regarding this matter. The contractor noted that it is a shrinkage crack and that such cracks are inevitable in concrete application.

6.2 DISCUSSION OF TENTATIVE BUDGET FOR NEW FISCAL YEAR

A tentative budget for coming fiscal year was presented to the Council for discussion. It is projected that there will be a deficit of \$25,000 at the end of this fiscal year mainly because of the following items:

- 1) The gas expense is \$21K over budget because of the big increase in gas rate.
- 2) The mechanical repair is \$17K over budget. The previous mechanical contractor was replaced by PML at the beginning of this year. PML performed an initial check-up and found a long list of equipment deficiencies that should have been fixed before. Most deficiencies have now been fixed.
- 3) The general repair & maintenance is \$9K over budget, mainly due to the \$6,000 cost of replacing the defective enterphone at back lobby.

The Council noted that as the building is aging, more works on repair and maintenance are required. To eliminate the projected deficit and meet the significant increases in expenses in all sectors (especially for utility costs), the Council proposed a 15% increase in the strata fee for upcoming fiscal year, starting October 1, 2006.

Two one-time special levies will also be proposed for security camera upgrade and improvements in common rooms at the September AGM.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 10:10 p.m. The next meeting is scheduled for Wednesday, September 6, 2006 at 6:30 p.m.