

**Venus website: [www.geocities.com/thevenusnews](http://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**

**300 - 1770 BURRARD ST.**

**VANCOUVER, BC V6J 3G7**

Email: [skong@baywest.ca](mailto:skong@baywest.ca)

Phone: 604-257-0325

Fax: 604-592-3692

Direct Line: 604-714-1543

**RESIDENT MANAGERS**

Philip & Sandra Morton

Phone: 604-307-4704 cell

Office: 604-408-1419

Fax : 604-608-1455

Pager: 604-645-9735

Suite: # 303

**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 6:45 p.m. by the Council President.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of the July 25, 2006 Council meeting.

CARRIED

**(3) FINANCIAL REPORTS**

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

CARRIED

**(4) BUSINESS ARISING**

**4.1 BUILDING MAINTENANCE COMMITTEE**

**4.1.1 WALL TILES DAMAGE AT LOADING BAY BY VEHICLE IMPACT**

The wall tile repair at loading bay was completed. The Council expressed some concerns about the workmanship. The Strata Agent will follow up with this matter.

**4.1.2 NEW GARBAGE ROOM**

The Strata Agent reported that the final inspection was completed and the Building Permit was closed.

**Residents are reminded not to dump their garbage into the waste bins belonging to other buildings.**

**4.2 SECURITY COMMITTEE**

There was no report from the security committee.

#### **4.3 LANDSCAPING COMMITTEE**

It was reported that the current landscaper's performance is not satisfactory. It was suggested that Council find a new landscaper upon the expiration of the existing contract.

#### **4.4 SOCIAL COMMITTEE**

There was no report from the social committee.

#### **4.5 BYLAWS & RULES COMMITTEE**

In reference to Section 4.5 of the minutes of July 25, 2006, the resident who had four dogs in her suite wrote to request an exemption. She explained that two of the four dogs are visiting dogs and do not live in her unit. The Council granted an exemption provided that only one of the two visiting dogs is in the building at one time, and the visiting dogs be limited to the two mentioned in the letter to council. The exemption is for one year. The Council will revisit this matter after the one-year exemption expires.

In reference to Section 4.5 of the minutes of July 25, 2006, the agent of the owners who is evicting their tenant wrote to report that the tenant abandoned the suite after the end-tenancy notice was served.

#### **(5) CORRESPONDENCE**

One owner wrote to express concerns over the garbage in the back lane. The Building Committee had reported the problem to the City and the matter has been dealt with. It should be noted that the dumpsters in the back alley are now locked, which will hopefully improve the appearance.

Novus, Venus' TV and internet service provider, wrote to request holding a 3-hour event to display their new service and answer questions from the residents. The request was approved. Notice will be posted in advance.

One owner wrote to request a discount on ballroom rental on a regular basis. The Council noted the existing rate of \$60 per night is already extremely low. Accordingly, the request was declined. Knowing the rental rates of common facilities should be adjusted from time to time, a bylaw amendment in this regard will be proposed in the upcoming AGM.

#### **(6) NEW BUSINESS**

##### **6.1 CONCIERGE**

The Council had a discussion about the performance of the concierge service provider, CMI, who requested a fee increase of \$1.00 per hour. Three quotes from other contractors for providing similar service were reviewed at the meeting. The Council noted that the rate of CMI after the increase is still within a reasonable range. Accordingly, the increase was approved.

Council expressed the concern that new night shift staff are not properly trained before being put on duty. The Strata Agent will address this matter with the concierge.

##### **6.2 DIRECT ENERGY**

A year-end report by Venus' gas provider, Direct Energy, was presented to the Council for discussion.

The annual saving in comparison with Terasen Gas is about \$2,200. The Council was pleased with the result and decided to have the contract renewed for one more year.

### **6.3 BIRD NEST ON ROOF**

A quote of about \$3,000 for removing a bird nest on roof and installing bird spike was presented to the Council for discussion. The Council noted that some roof area is for the exclusive use by a penthouse owner. The Strata Agent was instructed to further look into who should pay for the cost.

### **6.4 DRYER VENT CLEANING**

Council was made aware of the importance of dryer vent cleaning, though it is an in-suite maintenance item. Accordingly, the Council requested the Strata Agent coordinate the dryer vent cleaning in October. Residents are responsible for the payment directly to the contractor. A separate notice will be prepared at that time.

### **6.5 PLUMBING LEAK INCIDENTS**

It was reported that two plumbing leak incidents occurred in the past week. One was from an overflow washing machine in a unit on the 9<sup>th</sup> floor. 9 units in total were affected. The estimated repair costs are about \$73,000 and an insurance claim was made. The owner will be held responsible for the \$10,000 insurance deductible cost.

Another one was from an overflow sink on the 29<sup>th</sup> floor. 4 units were affected, though the water damages are minor. The estimated repair cost is likely less than the insurance deductible cost of \$10,000. Therefore, there will be no insurance claim. The owner will be held responsible for the repair cost.

The Strata Agent will follow up with the two matters.

### **6.6 DAMAGED GLASS DOOR AT BACK LOBBY**

It was reported that the glass door at the back lobby was damaged by a tenant in the past week. The tenant threw a bike lock onto the ground, after he found his bike parked at the back entrance was stolen. The bike lock bounced up and hit the glass door and smashed the glass. A new door is on order while the damaged door is boarded up.

The owner who rents the suite to the tenant will be held responsible for the repair cost.

### **6.7 AGM NOTICE PACKAGE**

The Council reviewed and approved the notice package of upcoming AGM. The notice will be sent out in the next two days.

### **(7) NEXT MEETING DATE & ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting is the Annual General Meeting on Thursday, September 28, 2006, starting 7:00 p.m.