

VENUS - STRATA PLAN LMS 3963

Venus website: www.geocities.com/thevenusnews

LOCATION:

6:30 p.m.
Business Centre
1239 West Georgia
Vancouver, BC

**STRATA COUNCIL
2006-07**

PRESIDENT

Patricia Greenwood

VICE-PRESIDENT/SECURITY

Clinton Lee

TREASURER

Bill Aujla

LANDSCAPING/BLDG. MTCE.

Rob Murray

RULES & BYLAWS/SECURITY

Albert Loo

SOCIAL AT LARGE

Latty Esteghlalian -

STRATA MANAGER

Leo Buonassisi

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CONCIERGE: 778-888-1185

PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Bill Aujla
Clinton Lee
Latty Esteghlalian

Leo Buonassisi, Strata Manager
Baywest Management Corporation

1. CALL TO ORDER

The meeting was called to order at 6:45 p.m.

As this was the first meeting of the new fiscal year, the vacant council positions were filled as follows;

President:	Patricia Greenwood
Vice-president/Security	Clinton Lee
Treasurer	Bill Aujla
Landscaping/Bldg. Mtce.	Rob Murray
Bylaws & Rules	Albert Loo
Social	Latty Esteghlalian

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the September 6, 2006 Council meeting.

CARRIED

3. FINANCIAL REPORT

Patricia Greenwood, as past treasurer, gave a financial report for August 2006 and found no irregularities.

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

CARRIED

A discussion ensued regarding the various strata units in arrears of strata fees and in particular, outstanding payment of insurance deductibles. Council agreed that the units owing a deductible will be pursued through the Small Claim court system. Dr. Lee agreed to prepare the necessary documentation for the action against one of these units.

4. OLD BUSINESS

4.1 LANDSCAPING

Council members agreed that the present landscaper has not been providing satisfactory service. Rob Murray reported he has meet with the landscaper a number of times this past year but service has continued to be below expectation. Council agreed that the Venus landscaping should be maintained to a much higher standard by a landscaper who is more proactive than the present one. Council directed the manager to obtain an up-to-date quote from Paraspace Landscaping, the strata's original landscaper.

4.2 9th FLOOR WATER LEAK

A water leak occurred at the beginning of September and has affected a number of units in the building. The leaking water originated from a washing machine located on the 9th floor. The washing machine was left unattended while the residents were out. Council directed that the \$10,000 deductible is being charged back to the strata lot from which the leak originated.

*Residents are reminded that they must **not** leave their appliances running if no one is at home. Washing machines are a particular problem because if they start to leak or overflow, it may be hours before it is noticed.*

4.3 29th FLOOR LEAK

A recent incident on the 29th floor has resulted in some water damage to units below. The rental agent of the unit responsible has been notified and advised of the necessary repairs by the strata manager. The agent has written council requesting permission to handle all the repairs directly with the units affected. Council agreed that since it is their responsibility to pay, the agent can hire a contractor of their choice to complete the repairs.

5. CORRESPONDENCE

5.1 WATER LEAK BETWEEN 2 UNITS

An owner has written council regarding water damage to his suite from the unit above. The owner has requested that Council arrange for the necessary repairs and then collect from the upstairs owner. A brief discussion ensued and council members agreed that this issue must be resolved between the 2 owners. The owner upstairs has already contacted the owner below.

5.2 FLOORING CHANGE

Council has received some notices recently of changes in flooring within strata units. Owners are reminded of the following bylaw and rule of the strata corporation with regards to the installation of any flooring other than carpeting.

44. An owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no

less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

4. Any hardwood floor installation must have a minimum of “54 decibel” reduction underlay. Advance notice must also be provided to the Strata Council for installation of hardwood floors.

5.3 SMOKING ON BALCONIES

Council has received a letter of complaint from an owner regarding cigarette smoke entering her suite from the balcony below. A discussion ensued and council agreed that, considering the known health hazard of second hand smoke, residents should not to be subjected to cigarette smoke from others. Existing bylaws already prohibit any action that will “cause a nuisance or hazard to another person” or “do anything which will interfere unreasonably with any other owner, tenant or occupant”.

It was moved and seconded to adopt the following Rule;

Smoking is not permitted in any area of Common Property or Limited Common Property, including balconies and patios.

CARRIED UNANIMOUSLY

A \$50 fine will be levied for each infraction of the NO SMOKING rule. This rule will be proposed as a permanent bylaw at the next Annual General Meeting.

5.4 THROWN MATERIAL

An owner has written regarding a recent incident with another owner where some water was thrown down onto him from the balcony above. Council directed the manager write to the owner above regarding the incident.

5.5 CIGARETTE BUTTS

An owner has written council advising he has found cigarette butts on his balconies on a number of occasions. Residents are requested to not throw their cigarette butts over their balconies or out their windows as this is dangerous and could cause a fire somewhere below.

5.6 PARTY ROOM & DOGS

An owner has written council regarding the appliances in the party room and infractions of the pet bylaw and rule. Council directed the Manager follow up with the resident manager regarding the party room appliances. The Manager was also asked to contact the concierge service to review the pet bylaws and direct them to be more diligent in enforcing them.

6. NEW BUSINESS

6.1 CONCIERGE CONTRACT

Council discussed the renewal of the concierge contract. A discussion ensued regarding the service provided and alternatives to using an outside concierge service. Council members agreed that they are generally satisfied with the service and directed the contract be renewed. The Manager was asked to confirm with the concierge company that they do have proper WCB insurance coverage.

6.2 ELEVATOR CAMERAS

A media company has offered to install, at no charge to the strata, a combination of security cameras and TV monitors for the elevators. The TV monitors would display news headlines, weather, sport scores along with various advertising. The security cameras would provide 24 hour recorded surveillance. Council asked the Manager contact the company and arrange for a short presentation at the next council meeting.

6.3 STRATA INSURANCE

The strata has received the premium for the strata insurance for the 2006-07 fiscal year. The premium can be financed through the insurance company at an additional cost but it was suggested by the Manager that the money be borrowed from the CRF and then paid back during the year. This would save the strata the financing charge on the \$57,251 premium and improve cash flow during the year. Council agreed and it was moved and seconded to pay the insurance premium from the CRF and repay in 12 equal payment during the 2006-07 fiscal year.

CARRIED UNANIMOUSLY

6.4 5 YEAR PLAN

The strata manager and council discussed preparing a 5 year plan for the strata corporation. All agreed that the preparation of such a document may require the use of a professional engineering company to ensure all elements of the building are addressed and appropriate replacement values used. The manager was directed to obtain a proposal from an engineering company which will be reviewed at the next meeting.

6.5 FIRE ALARM TEST

Council reviewed a report from Mircom on the annual fire alarm test performed in August. Council agreed to proceed with the necessary repairs itemized on the report. A total of 36 units did not provide access to their units for testing. Council directed that these units be fined \$50 as outlined in the original notice of inspection and arrangements be made for a second test. If the owner arranges access for the second test, the original \$50 fine will be reversed, but if access is not provided, a second additional \$50 fine will be applied.

6.6 NEW TREADMILL

Council confirmed the treadmill model to be ordered and directed the manager to proceed with the purchase. This purchase was approved at the recent AGM.

6.7 SECURITY CAMERA UPGRADE

Tabled until details of “free” elevator camera service reviewed.

6.8 PARKADE

A discussion ensued regarding the overall condition of the parkade. Residents are leaving items in their parking stalls and the parkade floor requires cleaning. The manager was asked to obtain quotes for power washing the parkade for review at the next meeting.

Residents who use the parkade must not store anything in their parking stalls. The strata's bylaws require that these areas be kept clear at all times. The relevant bylaw is reprinted below .

34 (3) An owner, tenant or occupant must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the council.

The entrance area to the parkade also requires sealing of the stamped concrete. The manager will be obtain quotes for this work.

6.9 ELEVATOR MAINTENANCE

Council discussed a number of issues regarding elevator maintenance. Concern was expressed over the lengthy delay in replacing one of the damaged floor numbers on one of the interior control panels and the operation of the elevators. It has been reported that the door operators are sometimes noisy and there is some delay experienced with #2 and #3 elevators. The manger will contact Fujitec to discuss these concerns in detail.

6.10 OPEN HOUSES

It has been reported that some realtors are holding public open houses when selling a unit. The strata bylaws specifies that open houses are not allowed other than one open house - for agents only. Council intends to enforce this bylaw and fines will be applies to any unit that does not comply.

38 (2) An owner of a strata lot, when selling a strata lot, will not hold or permit to be held, any public open house except in the manner prescribed by the council. One open house for agents will be allowed per listing. Unless the council otherwise prescribes, all showings must be by appointment only.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 p.m. The next council meeting will be held Monday, November 27, 2006 at 6:30 p.m.