

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

GUEST:

Simon Kim, IHN Media Inc.

1. CALL TO ORDER

The meeting was called to order at 6:40 p.m.

2. ADOPTION OF PREVIOUS MINUTES

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

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

The financial report on the September and October statements was tabled until the next council meeting.

3.2 ACCOUNTS RECEIVABLE

The strata manager reported on one particular suite which has strata fees in arrears. The owner of this unit has paid significantly towards his account but there is still an amount outstanding. The manager confirmed that late penalties continue to be applied.

Four units have been charged the \$10,000 strata insurance deductible. Clinton Lee reported that collection is in progress.

4. OLD BUSINESS

4.1 ELEVATOR CAMERAS

Simon Kim, executive director of IHN Media, presented his company's proposal for the installation of security cameras and monitors for the interiors of the elevator cabs. Council asked numerous questions and some of the points made were;

- The monitors will be 17" flat screens suspended from the panel above the doors.
- There will also be a video surveillance camera in each cab that will record activities inside the cab.
- The video will be stored in a computer on site and will only be accessible through the internet by authorized personnel using secure IDs and passwords.
- There is no cost to the strata corporation for the equipment.
- IHN requests a 5 year commitment from the strata
- IHN receives its financial benefit from the advertising that is done through the monitors.
- The monitors will display advertising along with movie video clips, weather and trivia.
- Advertising will be general in nature.
- The monitors can also be used for displaying custom messages from the strata.
- The monitors and cameras will help reduce vandalism and crime in the building.

After Mr. Kim excused himself from the meeting, council continued its discussion and agreed the offer from IHN will be pursued further. Council asked for references from Mr. Kim and will follow up with them.

4.2 5 YEAR PLAN

The strata manager reported that the he has completed the initial survey from the engineering company and is now waiting for the formal proposal. Once received, it will be forwarded to council for review prior to the next council meeting.

4.3 FIRE ALARM TEST

The manager has contacted Mircom and the recommended repairs from the annual test will proceed. Retesting of individual smoke alarms will be scheduled separately.

4.4 NEW TREADMILL

The strata manager confirmed that the new treadmill has been ordered from Life Fitness and should arrive before Christmas.

4.5 CONCIERGE CONTRACT

The strata manager reported on a meeting held, November 22, with CMI regarding various issues concerning the concierge service. The concierge job description and duties were reviewed along with the manner in which these duties were performed. It was emphasized that the concierges must be highly visible in the lobby areas and that all strangers should be questioned whenever possible.

Council is generally quite satisfied with the concierges and considers them an integral part of successful living at The Venus.

5. CORRESPONDENCE

5.1 SMOKING ON BALCONIES

An owner has written to council requesting council reconsiders the “no smoking on balconies” rule and revoke adoption of this rule. A brief discussion ensued and council agreed that it will be left to the owners to decide at the next annual general meeting to revoke this “no smoking” rule or adopt it as a permanent rule of the strata corporation.

5.2 NOISE COMPLAINT

An owner has written to council regarding noise from a neighboring unit. Council will monitor the issue through the concierge and act accordingly.

5.3 NOISE COMPLAINT RESONSE

An owner has written to council regarding complaints made about high levels of noise from his unit. Council directed the strata manager review the concierge reports and follow up as necessary.

5.4 EXERCISE ROOM

An owner has written to council regarding a recent incident in the exercise room where another resident was very verbally aggressive towards this owner over the lights being turned on. A discussion ensued regarding use of the exercise room. The concierges will be asked to more closely monitor the activities in this area in future.

Council would like to remind everyone that the exercise room is available to all residents and that all users of this area should be courteous and cooperative with each other when using the equipment.

5.5 DISASTER AWARENESS & GARBAGE

An owner has written regarding disaster preparedness and garbage/recycling. Disaster preparedness is addressed under new business. Lack of proper sorting continues to be a problem in the recycling. It would appear that many residents do not know how to sort their recyclables properly or how to use the compactor. The writer suggested notices be posted in the notice boards and distributed to the residents as a reminder. Council will take action in this regard.

6. NEW BUSINESS

6.1 EMERGENCY PREPAREDNESS

A discussion ensued regarding the recent water advisory and that it illustrated how so many are ill prepared for emergencies. It was emphasized that everyone should be prepared for emergencies and that it is important to realize that you should have sufficient supplies for a few days of independent survival. There are many sources for emergency kits and information on this subject.

All residents are encouraged to visit the following web site prepared by the government of Canada as it tells you how to prepare for an emergency, what supplies should be purchased ahead of time and where to purchase emergency supplies.

<http://getprepared.ca/>

6.2 PARTY ROOM FLOORING

The strata manager provided council with some preliminary budget prices for various types of flooring for the party room. Detailed quotes and samples will be available at the next meeting. Council requested that a quote for ceramic tile also be obtained for review.

6.3 ELEVATOR MEETING

The strata manager reported on a meeting he recently had with the service manager and technician from Fujitec. The resident manager also attended and together they reviewed a number of issues regarding elevator performance and maintenance. In particular, Fujitec is aware of the delay in moving after the doors close and is in the process of replacing the door contacts that control this movement. Various other issues were discussed which Fujitec will also be addressing.

6.4 PARKADE LEAKS

A leak in the parkade has emerged recently that will require attention. The strata manager will contact a contractor to have epoxy injected in the crack as a repair measure.

6.5 LANDSCAPE CONTRACTOR

Council reviewed a quote from Paraspace Landscaping. Rob Murray reviewed the quote in detail and recommended Paraspace be awarded the contract. Paraspace is familiar with the complex and has provided much higher quality service than other contractors used in the past. Council agreed that although the price is higher with Paraspace, it is reflected in the quality of work received. Council remains committed to providing the residents with the higher quality of products and services expected by the owners at The Venus.

It was moved and seconded to contract with Paraspace for landscaping services at The Venus.

CARRIED UNANIMOUSLY

6.6 PARKADE POWER WASHING

The strata manager reported receiving quotes for power washing of the parkade for under \$4,000. Power washing will be done in January 2007.

6.7 RENTAL RATES OF SITE FACILITIES

A lengthy discussion ensued regarding raising the present rates for renting a guest suite, party room or ballroom. Council discussed various rate increases along with the philosophy of charging for use of common facilities. It was agreed that the rental rates should not be market rents but exclusive use is a privilege that owners should pay extra for. The present rates have not been raised since the beginning (1999) and it was agreed that increases are in order.

It was moved and seconded to increase the rental rates as follows effective January 1, 2007:

Old Rate	New Rate
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Guest Suite	\$60	\$70
Party Room	\$60	\$80
Ballroom	\$60	\$80

In Favor 4
 Against 2
 MOTION CARRIED

6.8 UNDERAGE TENANTS

It has come to the attention of council that some rental suites are being leased or subleased to underage persons. After a discussion Council agreed that for safety and other reasons, there should be an adult living with anyone underage. The Property Manager will discuss this issue with the Rental Agency involved.

7. RESIDENT MANAGER'S REPORT

Council received a report from the resident managers covering the period from October 18 to November 22, 2006.

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 p.m. The next council meeting will be held Monday, January 15, 2007 at 6:30 p.m.