

Venus website: www.geocities.com/thevenusnews

LOCATION:

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

STRATA COUNCIL 2006-07**PRESIDENT/TREASURER**

Patricia Greenwood

VICE-PRESIDENT/SECURITY

Clinton Lee

LANDSCAPING/BLDG. MTCE.

Rob Murray

RULES & BYLAWS/SECURITY

Albert Loo

SOCIAL AT LARGE

Latty Esteghlalian

AT LARGE

Bill Aujla

STRATA MANAGER

Leo Buonassisi

BAYWEST MANAGEMENT

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RESIDENT MANAGERS

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Suite: # 303

CONCIERGE: 778-888-1185

PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Bill Aujla
Latty Esteghlalian

Leo Buonassisi, Strata Manager
Baywest Management Corporation

ABSENT:

Clinton Lee

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 November 27, 2006 Council meeting.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT**3.1 FINANCIAL STATEMENTS**

It was noted that council president Patricia Greenwood will continue to act as treasurer to ensure continuity from last year.

The treasurer provided a detailed summary of the financial statements for September (fiscal year end), October and November 2006. As at the end of November;

- CRF = \$315,000 (not including the two loans of \$85,000)
- Bank balance = \$77,500 (includes special levy funds)
- Accounts receivable = \$27, 230.

Overall the finances for the strata are improving. It was moved and seconded to approve the financial statements for September, October and November 2006.

CARRIED UNANIMOUSLY

3.2 ACCOUNTS RECEIVABLE

The accounts receivable consists mainly of the four units that owe the \$10,000 insurance deductible each. Clinton Lee has received the information on file for these units and collection is in progress.

4. OLD BUSINESS

4.1 ELEVATOR AND SECURITY CAMERAS

A brief discussion ensued regarding installation of the cameras and monitors inside the elevators. Council members were in agreement that the installation of this equipment should proceed and formal approval will be given after review of the quotes for the security camera upgrade of the existing equipment.

The strata manager advised that he will be meeting with Action Lock & Security this week to obtain another quote for upgrading the existing camera system. The upgrade will include better cameras with higher resolution and in colour, new monitors and digital recording that will keep video on file much longer than present.

4.2 5 YEAR PLAN

Council reviewed a detailed proposal from Halsall Associates for a Reserve Fund Study for The Venus. This study would provide a detailed analysis of all the major components of the building and the associated expenditures to replace and maintain these components over a 60 year period. The cost of the report is \$11,400. As the present budget does not provide for such a significant expenditure, a proposal for such a report will be presented to the owners at the next Annual General Meeting. Council also directed the strata manager obtain other proposals from other engineering companies.

4.3 EMERGENCY PREPAREDNESS

A discussion ensued regarding various pieces of emergency equipment that exists in the building, in particular the emergency generator. The emergency generator will start up during a power outage but the electrical power generated is very minimal and only enough to power emergency lighting, the fire pump and some other emergency services. It does not provide power into people's suites. The electrical base board heaters will not work during a power outage. In an emergency, the generator can only run for approximately 8 hours before it runs out of fuel. Council wishes to emphasize again that in case of emergency, all residents must be prepared to be self sufficient for at least 72 hours.

4.4 PARTY ROOM FLOORING

Council reviewed a number of samples of flooring such as sheet vinyl, vinyl tile and ceramic tile that could be used in the party room. Council agreed that the most cost effective and suitable flooring for the room would be a commercial grade carpet with ceramic tiles from the entrance to the kitchen area. The tiles to match the existing ones in the adjacent bathroom. The strata manager was directed to obtain further quotes based on carpet and tiles in the areas discussed.

5. CORRESPONDENCE

5.1 PLUMBING REIMBURSEMENT

An owner has written asking for reimbursement of a bill for a plumber who came out in the past to unplug his toilet. In-suite maintenance is not a Strata issue, and payment will not be made.

6. NEW BUSINESS

6.1 GARBAGE AND RECYCLING

A discussion ensued regarding the state of garbage and recycling. Some residents have tried to insert large objects into the compactor resulting in the compactor not working properly. Residents are reminded that it is their responsibility to dispose of all large objects - especially old carpet and any other renovation debris.

Recycling continues to be an issue as some residents continue to throw wrong items into the various blue bins in the garbage room. The recycling company will not empty a blue bin that is contaminated with the wrong material. Each type of recyclable material MUST be deposited into the proper blue bin. When a blue bin is contaminated, the resident managers (along with some very conscientious residents) have to remove the items and sort them out properly.

Fortunately, an owner has come forward volunteering to assist in educating the residents of the strata in proper sorting of recyclable materials through posted notices. Council is grateful for the work done by this person in the past and the effort she continues with in this and other areas of the strata corporation.

6.2 WIND AND STORM DAMAGE

During the recent wind storms only one incident of very minor damage has been reported. This consisted of a single piece of flashing that blew off but was subsequently found and refastened. No report of any other damage has been received but if a resident does notice anything, please advise the site managers or the strata manager.

7. RESIDENT MANAGER'S REPORT

Council received a report from the resident managers covering the period from November 23, 2006 to January 11, 2007.

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 p.m. The next council meeting will be held Monday, February 26, 2007 at 6:30 p.m.