

Venus website: www.geocities.com/thevenusnews

LOCATION:

7:00 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

STRATA MANAGER

Leo Buonassisi

**BAYWEST MANAGEMENT
300 - 1770 BURRARD ST.
VANCOUVER, BC V6J 3G7**

Email : lbunassisi@baywest.ca

Phone: 604-257-0325

Fax: 604-592-3686

Direct Line: 604-714-1522

RESIDENT MANAGERS

Philip & Sandra Morton

Office: 604-408-1419

Cell: 604-307-4704

Fax : 604-608-1455

Pager: 604-645-9735

Suite: # 303

CONCIERGE: 778-888-1185

PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Latty Esteghlalian

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Clinton Lee

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Council recognized the resignation of Bill Aujla as he is no longer an owner within the strata corporation.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the January 15, 2007 council meeting.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Treasurer Patricia Greenwood provided a detailed summary of the financial statements for December 2006 and January 2007. It was noted that the monthly gas bills have increased considerably during the winter months.

It was moved and seconded to approve the financial statements for December 2006 and January 2007.

CARRIED UNANIMOUSLY

3.2 ACCOUNTS RECEIVABLE

Council discussed the outstanding charges of the \$10,000 deductibles against 4 strata units. It was agreed that a formal legal opinion should be obtained prior to legal action through the courts. The strata manager was directed to contact a lawyer who specializes in strata issues and obtain an opinion regarding the collection of the insurance deductible from these strata units.

It was moved and seconded that up to \$1,000 be spent on obtaining a legal opinion on the issue of collecting the insurance deductible.

CARRIED UNANIMOUSLY

Council also discussed units in arrears of strata fees. The strata manager was directed to write to those strata owners in arrears notifying them that if not paid up in a timely manner, a lien will be registered against them at Land Titles Office.

4. OLD BUSINESS

4.1 ELEVATOR AND SECURITY CAMERAS

Council discussed the installation of the cameras and monitors inside the elevators and would like to proceed on the basis that sound speakers are not installed in the elevators and that the installation can be done on a 12 month trial basis. At the end of the 12 month initial period, the contract will be extended for a further 4 years as long as council and the residents are happy with the service.

It was moved and seconded to proceed with the installation of security cameras and monitors in all 3 elevators on a trial basis.

CARRIED UNANIMOUSLY

4.2 5 YEAR PLAN

Council reviewed a second quote from Morrison Hirschfield Engineering in the amount of \$12,000. As the expenditure is not part of the present operating budget for The Venus, council agreed to table further discussion until preparations for next year's budget

4.3 PARTY ROOM FLOORING

Council viewed a number of samples of tiles and carpets from different suppliers and a decision was made on the carpet and tiles to be used in the party room. Council requested the manager obtain a price for the removal and replacement of the existing tiles in the bathroom with new tiles also.

It was moved and seconded to contract with Ultimate Flooring for the replacement of the flooring in the party room at a total cost not to exceed \$8,000.

The manager was directed to obtain a quote for replacement of the tiles in the main lobby in preparation for next year's budget.

5. CORRESPONDENCE

5.1 PET APPROVAL

Council received a request from a resident for permission to acquire a dog.

Council reviewed the details of the request and it was moved and seconded to grant approval with some restrictions.

CARRIED UNANIMOUSLY

5.2 RECYCLING MOTICES

An owner has written council thanking them and volunteer (Sue Wagner) for the Recycling Tips put up recently in the bulletin boards. Council would also like to recognize the extra efforts by Sue Wagner in educating all residents on recycling.

6. NEW BUSINESS

6.1 ELEVATOR MAINTENANCE

A discussion ensued regarding the reliability of the elevators. In light of the recent shutdown of elevator #2 for almost 2 weeks, council would like to obtain an opinion of the performance of the existing elevator contractor, Fujitec. To ensure the residents are being well served, council would like to proceed with an independent audit of the maintenance and performance of the elevators. The strata manager advised there are engineering companies available for this type of study.

It was moved and seconded to proceed with an audit of the elevator maintenance and associated performance of Fujitec at a cost not to exceed \$1,200.

CARRIED UNANIMOUSLY

6.2 PARKADE CRACKS

Council reviewed a quote from Polycrete Restorations for epoxy injection of some cracks in the parkade. These cracks are allowing some water to leak onto lower levels where vehicles are parked underneath. Council discussed the quote and agreed that regular maintenance of the parkade is necessary and directed the strata manager proceed with the work.

It was moved and seconded to contract with Polycrete Restorations for epoxy pressure injection of parkade cracks at a cost not to exceed \$6,600.

CARRIED UNANIMOUSLY

6.3 SECURITY CAMERA UPGRADE

Council reviewed quotes from two different security companies for the upgrade of the existing security camera system. Additional cameras will also be installed in the car wash bay area and the garbage room.

It was moved and seconded to accept the quote from Action Lock and Security for the replacement and addition of security cameras at a cost not to exceed \$15,000.

CARRIED UNANIMOUSLY

6.4 VISITOR PARKING

Council discussed a recent incident where someone parked their car in the visitor parking area for an extended period of time without obtaining permission from council. The strata manager has since spoken with the concierges directing that anyone asking to park in the visitor's parking for longer than the 12 hours allowed in the Venus Rules, must obtain permission and a parking pass issued.

A discussion also ensued regarding the rental of parking spots, by owners, to non residents. As this is a clear violation of the Venus bylaws, the strata manager was directed to write to these owners requesting that the practice cease immediately.

ALL RESIDENTS ARE REMIDNED TO CLEAN UP THEIR PARKING STALLS OF ALL BOXES, BOTTLES, ETC.

7. RESIDENT MANAGER'S REPORT

Council reviewed a report from the resident managers covering the month of February 2007.

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 p.m. The next council meeting will be held Thursday, April 12, 2007 at 7:00 p.m.