

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
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RESIDENT MANAGERS

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CONCIERGE: 778-888-1185

PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Clinton Lee

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Latty Esteghlalian

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by council president Patricia Greenwood.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the February 26, 2007 council meeting.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Treasurer Patricia Greenwood provided a detailed summary of the February 2007 financial statements. There were no irregularities or major problems to report. It was noted that as at February 28, the CRF balance was \$259,645 with \$3,306 being repaid monthly for the building insurance loan.

It was moved and seconded to approve the financial statements for February 2007.

CARRIED UNANIMOUSLY

The treasurer reported receiving the financial statements for March which will be reported on at the next council meeting.

3.2 ACCOUNTS RECEIVABLE

The total accounts receivable is approximately \$43,000 of which \$30,000 is outstanding insurance deductibles. One unit has paid their deductible and the strata manager has contacted a lawyer to follow up on the remaining three.

Council discussed the number of strata units that continue to be in arrears and what can be done about them. The strata manager reported that statement reminders are mailed to these owners regularly and fines have been applied recently to all outstanding accounts.

4. OLD BUSINESS

4.1 ELEVATOR SECURITY CAMERAS

The company offering the cameras and monitors for the elevators was contacted by the strata manager and requested to install the equipment on a one year trial basis. The company advised that due to the cost of their equipment and installation they would only proceed if the strata was willing to commit to a 5 year contract. Council wanted to proceed on a trial basis to ensure the system would provide the security and benefits promised by the company. Council discussed the company's terms and agreed not to proceed with the installation as they believe it would not be in the best interest of the strata corporation to sign a long term contract.

The strata manager was directed to obtain a quote for the installation of regular security cameras in all three elevators.

4.2 SECURITY CAMERA UPGRADE

The upgrade of the existing security camera system is now complete and operating very well. The colour cameras and larger flat screen monitors are providing much improved visual monitoring of the various locations by the concierge and resident managers. The camera views are also available to all the residents through their own televisions. Additional cameras have also been installed in the car wash area and the compactor/recycling room.

4.3 PARTY ROOM FLOORING

The installation of new carpets and ceramic tiles in the party room is now complete. Council reviewed the work and is very satisfied with the materials used and the quality of installation. Council directed the manager obtain a cover and new cues for the pool table

A discussion ensued regarding the state of flooring through the entire complex. Council agreed that consideration should be given to replacing the common area carpets in all the hallways and the tiles in both the front and back lobbies. The strata manager will obtain budget figures for these projects and include in next year's budget for consideration by the owners at the annual general meeting.

4.4 ELEVATOR MAINTENANCE

Council discussed the continued poor performance of the center elevator. The strata manager was directed to write to the elevator company advising that this elevator is not meeting the needs of the residents and must be maintained properly. A report is still forthcoming from an independent consultant on the overall elevator performance and maintenance of the elevators. Once that is received the strata manager will meet with the Fujitec technicians.

5. CORRESPONDENCE

5.1 NOISE COMPLAINT

Council is in receipt of a complaint regarding a late night party held in one of the units. The concierge had to go to this unit on a number of occasions during the night asking the music be turned down. Council directed the residents receive a letter of warning that a repeat of such noise will result in a \$200 fine.

5.2 NOISE AND DOG COMPLAINT

A number of complaints have been received by council regarding one particular residents' noisy behavior and their dogs. The complaints are numerous, severe and having a very negative impact on the surrounding neighbours.

The manager advised he had been trying to contact the registered owners of the property for some time as they were registered as living in the unit when in fact it was rented out. The owners have since been contacted and advised of the complaints. Council directed that a letter also be written to these residents and owners advising of the bylaw infractions, and if not addressed, the strata will proceed with an eviction notice as per Strata Property Act.

6. NEW BUSINESS

6.1 ELECTRICAL VAULT MAINTENANCE

The strata is receipt of a notice from BC Hydro for the cleaning of the main electric vaults in the basement. Council directed that this be scheduled as part of next year's budget as the cost is substantial – approximately \$10,000.

6.2 MAJOR PROJECTS

Council reviewed the projects completed to date as part of the \$40,000 special levy for major building improvements passed at last year's annual general meeting. These include;

- New carpet and tiles in the Party Room
- New treadmill in Exercise Room
- Modernization of security camera system

Council agreed that the next project to be addressed will be replacement of some of the furniture in the Media and Party Room.

6.3 PARKADE GATE DAMAGE

Recently a resident followed another car into the parkade too closely and resulted in hitting the gate as it was coming down. The resident will be responsible for the resulting repair costs.

All residents are reminded to;

<p>PLEASE WAIT FOR YOUR TURN WITH THE GATE BEFORE DRIVING IN OR OUT OF THE PARKADE. DO NOT TRY TO QUICKLY FOLLOW SOMEONE ELSE.</p>

6.4 BUILDING UPDATING

A discussion ensued regarding renewal of some of the common areas of the building. It was agreed that as the building ages, it is important to renew and update to ensure the appearance is well maintained and the investment of the owners is protected and enhanced. Consideration to the following will be given at the next annual general meeting;

- Replace all common area hallway carpets
- Replace rear lobby tiles
- Replace main lobby tiles
- Paint swimming pool room
- Wash and paint pool

6.5 GARBAGE REMOVAL

Council discussed the difficulty that many residents have of disposing of large items such as old furniture, electronics, etc. Various ideas were suggested and council agreed that a one time special weekend drop-off will be arranged. Notices will be posted of the details.

7. RESIDENT MANAGER'S REPORT

Council reviewed a report from the resident managers covering the month of March 2007. It was noted that many residents either are ignoring or not aware of many of the strata's Bylaws and Rules that regulate the day to day activities of the residents. Warning letters have been sent out in this regard. These Bylaws and Rules are for the benefit of everyone and meant to make The Venus a safe and comfortable living environment for all. A summary of the more important Rules and Bylaws will be prepared for distribution to all residents.

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 Tuesday, May 29, 2007 at 7:00 p.m.

Please keep these minutes with your strata lot records. You will need to provide them to your realtor if you decide to sell your strata lot. There will be a charge for extra copies.