

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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Pager: 604-645-9735

Suite: # 303

CONCIERGE: 778-888-1185

PRESENT:

Rob Murray
Patricia Greenwood
Albert Loo
Clinton Lee
Latty Esteghlalian

Leo Buonassisi, Strata Manager
Baywest Management Corporation

GUEST:

Owner 1902

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 April 12, 2007 council meeting.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Treasurer Patricia Greenwood provided a detailed summary of the March and April 2007 financial statements. There were no irregularities or major problems to report. It was noted that as at April 30, the CRF balance was \$287,749 with \$3,306 being repaid monthly for the building insurance loan.

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

CARRIED UNANIMOUSLY

A brief discussion ensued regarding the recent change of banks. Baywest is now using HSBC rather than VanCity for the banking needs of the strata corporations due to changes in their service charges and interest rate paid on accounts. The strata corporation's accounts continue to be held in segregated trust accounts.

An owner has written to council advising he was unsuccessful in recovering the \$10,000 water damage deductible from the tenant in the suite. He has requested permission to pay off the outstanding amount in monthly installments of \$300. A brief discussion ensued and it was MOVED and SECONDED to accept the payment schedule of \$300 per month to pay off the \$10,000 deductible.

CARRIED UNANIMOUSLY

The Strata Manager reviewed 2 invoices from Edenvale Restoration Services for past water leaks. One has been paid in full and the other is being paid by the strata unit owner's insurance company.

ALL OWNERS AND TENANTS ARE REMINDED TO ENSURE THEY HAVE PROPER INSURANCE COVERAGE FOR THEIR UNIT AND BELONGINGS. IT IS ALSO IMPERATIVE THAT YOU INCLUDE COVERAGE FOR THE INSURANCE DEDUCTIBLE BECAUSE IF ANYTHING HAPPENS INSIDE YOUR SUITE THAT RESULTS IN DAMAGE TO ANY STRATA UNIT OR COMMON PROPERTY, YOU WILL BE CHARGED FOR IT.

Two units still owe the \$10,000 insurance deductible and a lawyer will be used to assist in recovering these funds.

4. OLD BUSINESS

4.1 ELEVATOR MAINTENANCE

The Strata Manager has been advised that the consultant's report on elevator performance should be completed by the end of the week. Once received, it will be distributed to all council members for review. A meeting will then be held with elevator company (Fujitec), the Strata Manager, council members and the consultant. This meeting will be used to review the report with Fujitec and establish an action plan to address the issues in the report. The consultant has already confirmed that the second elevator is operating at a reduced speed.

4.2 NOISE AND DOG COMPLAINT

The Strata Manager and council held a meeting recently with the owners and tenant of a suite where there have been continuing problems with noise, and the pet residing in the unit. Various issues surrounding noise and pet bylaw infractions were discussed. The tenant was later directed, in writing, to remove the dog in question no later than June 30, 2007.

5. CORRESPONDENCE

5.1 FLOORING REPLACEMENT

The Strata Manager advised that he receives various notices from owners that they wish to replace their carpets with hardwood flooring. Whenever a request is received, the section of the Bylaws and Rules governing flooring replacement are forwarded to the owner with a reminder to advise Venus site staff and their neighbours of the upcoming work. Owners are also reminded that there must not be

any work past 5:00 p.m. or on Sundays, and that they are responsible for removal of all their construction debris.

6. NEW BUSINESS

6.1 FORM K'S

The Strata Manager discussed with council the lack of Form K's from many of the rented units. The Form K is the tenant's undertaking to abide by all the strata's Bylaws and Rules. It also provides important contact information on the owner and tenant. It is the owner's responsibility to ensure that a Form K is properly completed and forwarded to the management company as soon as there is any change in tenancy or contact information. A \$50 per month will be applied to all rented strata units that do not have a Form K registered with the strata. Blank Form K's can be obtained from the site concierge or resident managers.

6.2 PET EXEMPTION

An owner attended the meeting to discuss council's recent decision to allow a dog into the strata that is expected to grow to weigh more than the limit of 44 pounds. The owner expressed concern that any dog above the limit would be allowed. The owner was advised that the existing pet bylaw does allow council the power to grant an exemption to this bylaw. When the original request for exemption to the weight bylaws was received, considerable discussion and consideration was given to who the residents were, the breed of dog and other information provided in the request. The exemption was granted with the understanding that the residents would be moving within a year.

Council agreed that the ability to allow exemptions does place council in difficult situations at times and therefore the bylaw should be changed so that no exemption is allowed. Amendments to the pet bylaw will be presented to the owners at the next annual general meeting.

6.3 PARKADE GATE DAMAGE

Council reviewed a quote to repair the parkade gate to its original state prior to being hit by a resident's car. Council directed the Manager to forward the quote to the resident responsible

6.4 COMMON AREA REMODELING

Council member Clinton Lee provided council with a summary of the weekend meeting with 3 different design consultants. Each consultant will now present council with a design proposal for the remodeling of the building lobbies and each floor hallway. The chosen designer will then prepare a detailed proposal for council and the owners to review. Council agreed that the remodeling process must proceed in a manner that allows the owners as much input as possible prior to any work proceeding. There will be numerous meetings held with the designer and owners before any final vote to proceed is held.

Council discussed the importance of proper and timely remodeling of the building common areas to ensure everyone's financial investment in their home is protected and enhanced.

6.5 PARTY ROOM, BALLROOM & MEETING ROOMS

As a result of recent incidents involving the use of the Party Room and Ballroom, council will not be approving any use of the Party Room, Ballroom or Meeting rooms beyond 11:00 p.m. Whenever one of these rooms is being used, everyone must be out and the room cleaned up by 11:00 p.m.

6.6 2007-08 BUDGET

Council and the Strata Manager will be commencing work on next year's budget over the next few months. A major part of the budget preparation will involve proposals for the remodeling of the lobby and floor hallways. .

7. RESIDENT MANAGER'S REPORT

Council reviewed a report from the resident managers covering the months of April/May 2007.

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at **9:30** p.m. The next council meeting will be held Monday, July 9, 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.