

VENUS - STRATA PLAN LMS 3963

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 : lbuonassisi@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:

Patricia Greenwood

Clinton Lee

Latty Esteghlalian

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Rob Murray

Albert Loo

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 July 9, 2007 council meeting.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Treasurer Patricia Greenwood provided a detailed summary of the financial statements up to the end of August. There were no irregularities or major problems to report. It was noted that both the bank balance and the contingency reserve fund continue to grow. The strata corporation has achieved the minimum requirements for the amount of funds in the CRF as set out in the Strata Act. Although the strata no longer has to contribute to the CRF, according to the Act, council members agreed contributions should continue in next year's budget.

It was moved and seconded to approve the financial statements for June, July and August 2007.

CARRIED UNANIMOUSLY

3.2 ACCOUNTS RECEIVABLE

The strata manager advised that of the two units contacted recently regarding outstanding \$10,000 insurance deductibles, one has sent in 3 post dated cheques and the other owner is out of town but will be followed up on. There is now only one unit that has not made arrangements for payment of the deductible.

A discussion ensued regarding the loan from the CRF for payment of past insurance deductibles. With the repayment of these deductibles by owners, the strata will be in a position next year to pay back most of the borrowed amount to the CRF.

4. OLD BUSINESS

4.1 COMMON AREA REMODELING

Council member Latti Esteghlalian has met with a designer and presented to council various samples of materials that may be used in updating The Venus common areas. Preliminary sketches were also presented to council. Latti was thanked for all her hard work in meeting with designers and preparing the presentation for council.

Council discussed how to best present the information to owners and agreed on the following;

- The presentation of the remodeling project will be kept separate from the annual general meeting. A brief description may be given at the AGM but details will be given at a separate meeting of the owners.
- The designer will be asked to prepare formal presentation boards that will be set up in the lobby for owners and residents to view. The presentation boards will show what will be done with samples of materials and colours to be used.
- Once owners have had a chance to see the presentation boards, an information meeting will be held to discuss the remodeling ideas presented. This information meeting will be held with council and the designer present. Ideas and suggestions from owners will be used in preparing final details.
- Once the information meeting has been held, council will prepare for Special General Meeting of the owners on the remodeling project and how it will be funded.

Latti will contact the designer for preparation of the presentation boards.

4.2 DRAFT 2007-08 BUDGET

A draft budget prepared by the strata manager was reviewed by council. Details were discussed and some changes were made. It was agreed that the amended draft budget will be presented to the owners at the AGM for approval.

There is no increase in strata fees proposed for the 2007-08 fiscal year.

4.3 AGM AGENDA

A draft agenda was reviewed and approved for distribution for the annual general meeting. It was agreed to hold the AGM on Thursday, October 18, 2007.

5. CORRESPONDENCE

5.1 NOISE COMPLAINT

A number of noise complaints have been received from an owner. The strata manager reported that he spoke with the owner of the suite causing the noise and was subsequently notified that the tenant would be moving. The owner making the original complaint has been notified and the issue is resolved.

5.2 SMOKING COMPLAINT

An owner has written regarding the resident below smoking outside their unit resulting in the smoke entering his unit through the windows. The strata manager reported he has written to the resident below on the issue.

5.3 IN-SUITE BUSINESS

It has been reported that a unit is experiencing numerous "guests" during the day. It was also reported that many of these guests were using the exercise facilities without appropriate passes. The strata manager was directed to write to the owner regarding the number of guests allowed in common areas and apply a fine of \$50 per guest without appropriate passes.

6. NEW BUSINESS

6.1 WEEKEND CLEANER

A discussion ensued regarding the performance of the weekend cleaner. A number of issues have come up recently which has council thinking that contracting with a janitorial company might be better. A janitorial company will be able to provide regular service and additional services as required.

It was moved and seconded to terminate the service of the present weekend cleaner and contract with a janitorial company.

CARRIED UNANIMOUSLY.

6.2 OPEN HOUSES

It was reported that a realtor has conducted a number of open houses in contravention of the bylaws. A letter has been written to the owner of the suite and fines have been applied. Owners are reminded that open houses are NOT allowed and that a \$50 fine per open house will be levied if conducted.

Selling of Strata Lots

36(1) An owner when selling his strata lot, will only permit "for sale" notices relating to the strata corporation LMS 3963 be posted on the bulletin board across from the mail area. No "for sale" signs are to be placed on or about the common property.

An owner of a strata lot, when selling a strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the council. One open house for agents will be allowed per listing. Unless the council otherwise prescribes, all showings must be by appointment only

7. **RESIDENT MANAGER'S REPORT**

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

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 after the annual general meeting with a new council

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.