

VENUS - STRATA PLAN LMS 3963

Venus website: www.geocities.com/thevenusnews

LOCATION:
Business Centre
1239 West Georgia
Vancouver, BC

STRATA COUNCIL 2007-08

PRESIDENT
Dr. Clinton Lee

VICE-PRES./BLDG. MTCE.
Russ Grabb

TREASURER
Walter Pecora

LANDSCAPING
Mi Fang

VICE PRES./BYLAWS
Sue Wagner

BLDG. REMODELING
Latty Esteghlalian

AT LARGE
Nadia Rad

STRATA MANAGER
Leo Buonassisi

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PRESENT:

Clinton Lee
Russ Grabb
Nadia Rad
Sue Wagner
Walter Pecora
Mi Fang

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Latty Esteghlalian

1. CALL TO ORDER

The meeting was called to order at 5:10 p.m. by the council president. Clinton Lee greeted the new council members and thanked them for the time they have committed to the building. The main focus of council is to ensure the residents of The Venus live in a safe, comfortable environment while ensuring the values of their homes are protected.

2. COUNCIL OPERATION

A number of issues regarding the role of council members and how council meetings will be conducted were discussed. Council reviewed and agreed upon a Code of Conduct that council members will follow. The role of the various council positions were also discussed and clarified.

The following roles were discussed and assigned as follows;

1. Building Maintenance: Russ Grabb will review overall building maintenance as required.
2. Landscaping: Mi Fang will be responsible for landscaping.
3. Building Remodeling: Latty Esteghlalian will continue as the head of the common area remodeling project.
4. Bylaws & Rules: Sue Wagner, with the assistance of Nadia Rad, will be reviewing the strata's existing bylaws and rules. Sue will also be preparing a summary of the more important Bylaws and Rules for distribution to all residents.

It was agreed that all official communication between the Manager and council be conducted through the council president. Council members can continue to communicate with the Manager on specific issues as necessary but every effort would be made to communicate through the president in an effort to keep the emails and phone calls to a minimum.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the September 17, 2007 council meeting.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Treasurer Walter Pecora has received the year end financial statements but has not had an opportunity for a full review. Adoption of the year end financial statements was tabled for the next council meeting.

REMINDER TO OWNERS THAT THERE IS NO INCREASE IN STRATA FEES FOR THE 2007-2008 FISCAL YEAR.

3.2 ACCOUNTS RECEIVABLE

A discussion ensued regarding the handling of residents in arrears of strata fees. The Strata Manager advised that owners who are in arrears of strata fees or special levies are mailed statements on a regular basis. Late fees of \$50 per month plus interest are applied to those owing strata fees. Any account in arrears of 3 months strata fees is mailed a letter advising that if their account is not paid up a lien will be registered against their property. Any unit with money owing to the strata corporation cannot be sold until paid up in full.

4. OLD BUSINESS

4.1 COMMON AREA REMODELING

The recent meeting of owners with council and the designer was very successful. There were many very positive comments regarding the design sample boards. The consensus amongst owners was that there is definitely a need to remodel and update the common areas of the building. Owners did request more details though when it came to the cost of the project and that there should be options available in terms of being able to complete the project in sections. Council discussed the various comments from the meeting and agreed on the following;

- Owners should have input on overall design scheme. The actual details of the project, such as colors and material used, should be left to the designer as the professional.
- The project should be broken down into 2 sections – 1 section for lobbies only (front and back), the other section for all the upper hallways.
- A specific budget cost should be associated with each project section.
- A Special General Meeting will be called only when more details have been obtained.

- Owners will be provided with a complete payment schedule showing the amount of the levy for each suite.

Council, through Latty Esteghlalian, will be contacting the designer to prepare all the necessary information.

5. CORRESPONDENCE

5.1 FLOORING CHANGE

The Strata Manager advised that 2 owners have notified him that they will be replacing their flooring as per bylaws of the strata corporation. The Manager advised council that whenever informed of a flooring change, he does advise the owners of the relevant bylaw and rule.

Council discussed the various work done by owners within their suites and agreed that approval is not required for cosmetic changes and minor renovations such as replacing kitchen doors. Council does request though that the site managers and Strata Manager be notified prior to any work being performed.

A discussion ensued regarding the times that residents can do renovations inside their suites. As there are presently no bylaws or rules governing in-suite work, council discussed various options and it was moved and seconded that;

Any in-suite work, such as flooring changes, cabinet/counter work, etc., that can create noise or any other nuisance shall be limited to the following times;

Monday to Saturday: 8:00 a.m. to 6:00 p.m.

Sunday: noon to 5:00 p.m.

CARRIED UNANIMOUSLY

5.2 MOTORCYCLE PARKING

A resident has written council requesting an unused section of the parkade be made available to park motorcycles. Council discussed the request and agreed that in light of past problems that have occurred with parking, the request was denied.

6. NEW BUSINESS

6.1 PET BYLAW EXEMPTIONS

A discussion ensued regarding the existing wording of the pet bylaw that allows council to grant exemptions to the bylaws. It was moved and seconded that council will no longer grant any exemptions to the pet bylaw.

CARRIED UNANIMOUSLY

Council will be reviewing all the strata's bylaws and recommend any permanent amendments to the owners at the next AGM.

6.2 IN-SUITE PROBLEMS

The Strata Manager and council discussed establishing a procedure for dealing with in-suite problems where the source is not clearly known. In the past, issues that have arisen within a suite have been left to the individual owner to deal with unless it could be otherwise established that it is a strata issue. In some cases owners have been left to deal with adjacent owners directly if there was any indication that the problem may have originated from within another strata lot. Council recognizes that this is difficult for individual owners who are not experienced at sourcing problems and may result in serious problems being unreported or misdiagnosed.

It was agreed that residents experiencing problems, or any other emergency, within their suites that cannot be clearly diagnosed should contact the resident manager or concierge. Assistance will be provided in diagnosing these problems. If the source of a problem, such as a water leak, is traced back to a unit, the owner of that unit will be held completely responsible. If it is found to be a strata issue, the strata corporation will be responsible.

Council also discussed the presence of ceiling stains in some units. These stains have historically been the result of water condensation from the laundry dryers. If the dryer duct is not cleaned regularly, lint will build up inside the duct, restricting air flow from the dryer resulting in condensation which will then drip down through the ceiling. Although the dryer duct is within the ceiling this is still part of the individual strata lot and it is the responsibility of the owner to have their dryer duct cleaned regularly. Some units may also need a booster fan installed on their dryers. This is also the responsibility of the owner.

6.3 PAST COUNCIL MEMBERS

Council discussed the many years of service that the 3 non returning council members contributed to the strata corporation. In recognition and appreciation of the years of volunteer service by these owners, it was moved and seconded to provide a \$100 gift certificate to each.

MOVED UNANIMOUSLY

6.4 CHRISTMAS PARTY

The annual Christmas party will be held on Tuesday, December 11, 2007. Details will be posted.

7. RESIDENT MANAGER'S REPORT

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

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 p.m. The next council meeting will be held Tuesday, November 27, 2007 at 5:30 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.