

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

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:

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

Leo Buonassisi, Strata Manager
Baywest Management Corporation

1. CALL TO ORDER

The meeting was called to order at 5:35 p.m. by Council President, Clinton Lee.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the October 30, 2007 Council Meeting as distributed.

CARRIED UNANIMOUSLY

3. FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Treasurer Walter Pecora provided a detailed report to Council on the financial statements to October 31, 2007. Walter advised that there are no irregularities to report. It was moved and seconded to accept the financial statements to October 31, 2007.

CARRIED UNANIMOUSLY

The Strata's bank account has a balance of \$139,575. Walter advised that the loan of \$25,000 from the CRF is still outstanding and should be repaid. It was moved and seconded to repay the \$25,000 loan from the CRF. The money will be taken from the Strata's operating funds.

CARRIED UNANIMOUSLY

3.2 ACCOUNTS RECEIVABLE

Council and the Strata Manager reviewed the list of owners who are in arrears. Owners in arrears of three or more months of strata fees will be contacted and a lien will be placed on their properties if their accounts are not paid in full.

4. OLD BUSINESS

4.1 COMMON AREA REMODELING

Latti Esteghlalian provided council with a breakdown of costs for the complete remodeling of the Venus common areas as previously discussed. A discussion ensued and it was noted that Council believes it still does not have enough clear information to be able to pass on to owners. The quote needs to be broken down into two options: one for remodeling the lobbies only and the second for completing the entire remodeling project of both lobbies and all the residential hallways..

It was agreed that once a further, more complete breakdown of costs for the two options is received, council will review the information and decide which option will be presented to owners for discussion. This discussion will take place at an Information Meeting which will be held with the owners prior to the Special General Meeting. The Information Meeting will held on Tuesday, January 15, 2008. Further details will be posted.

Council agreed that a Special General Meeting will not be called until sufficient information is gathered and made available for owners to be able to make a well-informed decision. Owners will be asked to vote on the scope of the work only – it would simply be unworkable to have owners vote on colours and design specifics; matters which fall within the discretion of the yet-to-be-approved designer.

4.2 MEDIA ROOM

Council reviewed two quotes for replacing the projector and sound system equipment in the media room. One quote from Commercial Electronics is for \$5,088 and the other from Conti Electronics is for \$9,812. Council discussed the quotes and the details of the equipment recommended. It was recommended the quotes be updated based on replacing the projector with a large screen TV rather than another projector. It was agreed that the Council President will review the quotes and recommend which option will be most suitable.. It is hoped that the equipment can be installed as soon as possible.

4.3 STRATA WEB PAGE

Council discussed having a web page created for The Venus. This could be used to distribute information such as meeting minutes and general information to owners. Nadia Rad provided a sample web page used at another building and will obtain quotes for the creation of a web page for the strata.

5. CORRESPONDENCE

5.1 REVERSAL OF LATE FEES

An owner has written to Council asking for the reversal of late fees charged against them for late payment of last year's special assessment. Council discussed the letter and agreed to deny the request.

Owners are reminded that it is their responsibility to check their mail regularly – especially if they do not live here full time.

5.2 COMMON ARE REMODELING

An owner had written to Council requesting further clarification on the design details and prices. The writer also offered to help with the project. Council discussed the letter and the concerns and offer of assistance will be discussed at the upcoming Information Meeting to be held in January with the owners.

6. NEW BUSINESS

6.1 BUILDING ENVELOPE MAINTENANCE

The Strata Manager provided Council an updated quote for replacement of all the building's exterior caulking. The new quote is broken down by the 4 different elevations – east, west, north and south. The Manager advised that the south and east elevations normally experience the most weathering. It was moved and seconded to proceed with replacement of the exterior caulking on the east elevation at a cost not to exceed the \$50,000.

CARRIED UNANIMOUSLY

The caulking work will be scheduled to be completed during the summer of 2008.

6.2 POWER WASHING

Council reviewed a quote for power washing all the parkade levels. Council does not feel power washing the parkade will clean it sufficiently and that there are areas of the parkade membrane that should be repaired prior to being power washed. The Resident Manager presently does hose down the entire parkade regularly and is sufficient in keeping the area clean.

The Strata Manager was asked to obtain quotes for the repair of the parkade flooring membrane.

6.3 DRYER BOOSTER FANS

The Strata Manager reported that there are 2 contractors that will install booster fans on the in-suite clothes dryer vents. Owners of units which end in 01 or 07 should consider having a booster fan installed to ensure moist air is vented completely from their dryer ducts and not allowed to condense in the ceilings. The two contractors are City Air Duct Cleaning 604-270-8488 and AirVac 604-879-0668.

6.4 MAINTENANCE PLAN

The Strata Manager and council discussed the maintenance plan. Previous quotes from two engineering companies were discussed. The quotes are based on very extensive reporting and analyses that may not necessarily be what the Strata requires. Council members will review the quotes and discuss further at the next meeting.

6.5 ADJACENT HIGH RISE NOISE

Council members discussed the occurrence of parties and late night noise originating from one of the neighbouring buildings. Council requested the Strata Manager contact the building next door and obtain a phone number of someone who can be contacted whenever there are issues such as loud noise or inappropriate activities which need to be addressed immediately. A protocol will be established for dealing with these situations..

6.6 REAL ESTATE OPEN HOUSES

It has been reported that realtors continue to conduct open house on the weekends for their listings at The Venus. Again, owners are reminded that open houses are NOT allowed and fines will be applied. Owners must direct their real estate agents that open houses are not allowed at The Venus other than one open house for agents.

6.7 VENUS CHRISTMAS PARTY

The Christmas party for the residents of The Venus will be held on Tuesday, December 11. It was moved and seconded to approve a budget for \$500.

CARRIED UNANIMOUSLY

7. RESIDENT MANAGER'S REPORT

Council reviewed a report from the Resident Managers covering the month of November 2007.

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m. The next council meeting will be held Tuesday, January 29, 2008 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.