

**Venus website:**  
www.venusongeorgia.com

**LOCATION:**  
7:00 p.m.  
The Ballroom  
1239 West Georgia  
Vancouver, BC

**STRATA COUNCIL  
2008-09**

Russ Grabb #2307  
Walter Pecora #607  
Latty Esteghlalian #610  
Mi Fang #2304

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**STRATA PROPERTY AGENT**  
Leo Buonassisi

**BAYWEST MANAGEMENT**  
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**RESIDENT MANAGERS**  
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**CONCIERGE: 778-888-1185**

**PRESENT:**

71 Strata Lots Represented  
38 In Person  
33 By Proxy

Leo Buonassisi, Strata Manager  
Ronald Singh, Strata Manager

Baywest Management Corporation

**1. REGISTRATION**

6:30 p.m. – 7:00 p.m.

**2. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Vice President Russ Grabb.

As a quorum was not present, the meeting was adjourned for 45 minutes according to Bylaw 40. The eligible voters present in person or by proxy then constituted a quorum.

**3. CALLING THE ROLL AND CERTIFICATION OF PROXIES**

A total of 298 strata lots were eligible to vote at the Annual General Meeting. Although 71 strata lots were represented in person or by proxy, a quorum was established based on Bylaw 40 as noted above. The meeting was therefore competent to proceed to deal with the business at hand.

**4. PROOF OF NOTICE OF MEETING**

It was moved and seconded that proper notice of meeting had been provided according to the requirements of the Act.

**CARRIED UNANIMOUSLY**

**5. ADOPTION OF PREVIOUS AGM MINUTES**

It was moved and seconded to adopt the minutes of the October 18, 2007 AGM minutes.

**CARRIED UNANIMOUSLY**

## **6. PRESIDENT'S REPORT**

Vice-President Russ Grabb welcomed the owners to the 10th Annual General Meeting of The Venus. Mr. Grabb commenced by thanking last year's council for their hard work. The various council roles are volunteer positions and as a new group to council we had to first establish how to best serve the owners. The first issue council had to deal with was the concept of renovations to the common areas of the building. The cost estimates for the project initially came in at approximately \$250,000 and quickly escalated to a final estimate of nearly \$400,000. Council spent three to four meetings dealing with the building remodeling issue when it became obvious that the project was more complicated and more issues to be considered than originally thought. Council then made the decision to place the entire remodeling project on hold.

Council then decided to focus on the core business issues such as washing machine floods, noise complaints, loud parties, pets, smoking, collection of late strata fees, repairs, common area rules, the media centre and the strata web site.

Over the year three council members have left and the remaining council members continued to focus on the core business issues. The fiscal year has ended and the strata council has been able to deal successfully with a number of collection issues and reduced the number of outstanding core issues. This council also decided to pass on all previous years' surpluses to next year's council to decide on how best to utilize. Any final decision on how to use these funds will be done through consultation with owners and voted on at a General Meeting.

It was also noted that as a result of recent water floods that have occurred involving washing machines, the insurance company may either increase the water damage deductive or cancel that portion of the insurance policy that covers water flooding damage. Owners were encouraged to have their washing machines serviced if they have any doubt on their water filling function to operate properly.

Council decided not to proceed with the 5 Year Plan as the cost of the report did not justify the information council would acquire from the report. Council reviewed various quotes from engineering firms and concluded that the major components of the building are being adequately monitored by the resident manager and the various contractors providing maintenance services.

Russ Grabb ended the address by reassuring the owners that council had not had any formal discussions regarding converting any common area rooms to other uses. The idea was floated at a meeting, but not ever given any serious consideration. All common area rooms will remain as presently designated.

## **7. REPORT ON STRATA CORPORATION INSURANCE COVERAGE**

Each owner was provided with a copy of the Insurance Cover Note for the building as part of the Notice of Annual General Meeting package. The Strata Property Agent gave a brief overview of the insurance coverage. The cover note set out the coverage and deductibles the Strata Corporation currently holds on the property.

Owners are reminded that they must purchase homeowner's insurance for their personal belongings and any in-suite upgrades they make. The Strata Corporation's insurance does not cover these items. Owners are also encouraged to ensure their tenant's place contents insurance on their personal effects.

Owners are also encouraged to place insurance for coverage of Strata Corporation insurance deductibles because if any damage occurs that originated from within a strata unit, it is that strata unit that is responsible for all the resulting damage and insurance deductible if a claim is made against the strata's insurance. Insurance for the strata deductible (presently at \$10,000 but may increase substantially to at least \$25,000 or more) is equally important to have if you're an owner living in the unit or renting it out. If a washing machine floods, the charge will be back to the strata unit regardless if the unit is rented out or owner occupied.

## **8. TREASURER'S REPORT**

Strata treasurer Walter Pecora provided the owners with a review of the past year's financial status. Mr. Pecora, a professional accountant, explained and reviewed the past year's financial statements. The contingency reserve fund balances were also explained in detail. The strata corporations presently has a CRF balance of 41% of the operating budget which is higher than the minimum 25% required by the Strata Act. The following were also noted;

- The past year will actually have a surplus when extraordinary items taken into account
- Caulking of east side postponed until next year due to additional WorkSafe BC requirements.
- The strata is in a very strong financial position and everything is in order.

## **9. CONSIDERATION OF 2008-09 OPERATING BUDGET**

It was moved and seconded to adopt the 2008-09 operating budget as presented.

Council treasurer Walter Pecora reviewed the proposed 2008-09 budget in detail, including all revenues and expenditures. The following points were made regarding the proposed budget;

- There is no increase in monthly strata fees.
- All of previous years' surpluses carried forward to this budget.
- There will be no contributions to the contingency reserve fund in the upcoming financial year in order to make funds available for building improvement projects.
- In fiscal year 2007-08, it was approved at the AGM to make \$30,000 from the CRF available for building improvements. This money was not used. The same \$30,000 has been carry forward and made available in this coming fiscal year 2008-09 budget for building improvement projects. This money is currently in the CRF account and has not been transferred to the operating bank account.

It was moved and seconded to amend the budget to continue contributing \$39,000 to the CRF and reducing the Building Improvements amount of \$89,564 by \$39,000.

MOTION CARRIED

The amended budget was then voted on;

In Favor = 48  
Against = 19  
MOTION CARRIED

**10. CONSIDERATION OF 3 / 4 VOTE "A" – RATIFICATION OF NEW RULE**

It was moved and seconded that ¾ vote A be adopted as follows;

Be it resolved by the Owners Strata Plan LMS 3963, that the Rules of the Strata Corporation be amended by adding the following;

*Rental of the Ballroom will be restricted to Venus residents aged 19 years or older.*

**MOTION CARRIED**

**11. CONSIDERATION OF 3 / 4 VOTE "B" – COUNCIL PRESIDENT**

It was moved and seconded that ¾ vote B be adopted as follows;

Be it resolved by the Owners Strata Plan LMS 3963, that the bylaws of the strata corporation be amended by adding the following;

*Officers*

*13 (5) The position of Council President (or Chair) can only be held by an owner who is also a resident of The Venus.*

It was moved and seconded to amend the proposed bylaw to the following;

*Officers*

*13 (5) All council positions can only be held by owners who are also residents of The Venus.*

**MOTION CARRIED**

**12. CONSIDERATION OF 3 / 4 VOTE "D" – PET EXEMPTION**

It was moved and seconded that ¾ vote D be adopted as follows;

Be It Resolved by the Owners Strata Plan LMS 3963, that bylaws 39 (1) of the strata corporation be amended by removing the following phrase "Unless specifically approved by the strata council".

The current bylaw reads as follows;

Division 9 – Pets

39(1) An owner, tenant or occupant shall be entitled to keep one domestic pet in a strata lot unless another pet is otherwise approved in writing by the strata council. An owner, tenant or occupant that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaw 3 with respect to the keeping of pets. Unless specifically approved by the strata council, the combined weight of any pets will not exceed 20 kilograms (44 lbs.).

**MOTION CARRIED**

**13. ELECTION OF 2008-09 STRATA COUNCIL**

The Strata Manager thanked the outgoing Council for their time and efforts contributing to the Strata Corporation. As per the bylaws of the strata corporation, seven Strata Council members could be elected. The Manager then opened the floor for nominations or volunteers for the Council positions. 9 owners volunteered or were nominated to stand for office.

Latty Esteghlalian #610  
Mi Fang #2304  
Sue Wagner #1902  
Russ Grabb #2307  
Walter Pecora #607  
Rob Murray #2206  
Patricia Greenwood #1708  
Vicky Cox #1008  
Tracy Wotten #907

An election was held and the following were voted to be on the 2008-09 strata council.

Sue Wagner #1902  
Russ Grabb #2307  
Walter Pecora #607  
Rob Murray #2206  
Patricia Greenwood #1708  
Vicky Cox #1008  
Tracy Wotten #907

## **12. GENERAL DISCUSSION**

The following issues were discussed and noted for the new council to address in future meetings;

1. Washing machines flooding
2. Common area remodelling
3. Elevator performance
4. communication with owners and residents

## **13. ADJOURNMENT**

There being no further business, the meeting was terminated at 10:15 P.M.

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