

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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RESIDENT MANAGERS

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PRESENT:

Clinton Lee
Russ Grabb
Sue Wagner
Walter Pecora
Mi Fang

Sandra and Phil Morton
Resident Managers

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Latty Esteghlalian
Nadia Rad

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 November 27, 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 December 31, 2007. Walter advised that there are no irregularities to report. It was moved and seconded to accept the Financial Statements to December 31, 2007.

CARRIED UNANIMOUSLY

The Strata's bank account has a balance of \$122,927.95. The Contingency Reserve Fund is at \$342,112.

3.2 ACCOUNTS RECEIVABLE

The Strata Manager advised that there are three serious arrears of strata fees. All three owners have been mailed letters advising of the arrears. Two of these units have since had liens placed on them and the third is pending.

An owner who owes a \$10,000 insurance deductible has offered \$5,000 to settle the account. Council declined the offer and directed the Strata Manager write the owner that if the total amount owing is not paid in full on a timely basis, a lien may be registered against his account and legal action may be taken.

4. OLD BUSINESS

4.1 COMMON AREA REMODELING

Council is still waiting for a full breakdown of costs and detailed scope of work for the remodeling project. The project will be presented as two options, one option will be to remodel the lobbies only and the second option will be to remodel the lobbies and all the hallways. As this information was not available, the information meeting that was to be held January 15, 2008 was cancelled.

Council members Walter Pecora and Mi Fang agreed to join the Decorating Committee.

4.2 MEDIA ROOM

The media room upgrading has been completed to Council's satisfaction. An additional screen was purchased and installed in the Business Center for use by residents using this room.

4.3 5 YEAR PLAN

A discussion ensued regarding the proposals from the two consulting companies. It was agreed that the service being offered is not necessarily what Council is looking for. The proposals describe a report that focuses on long term funding rather than specific reporting on the state of the various building components. Council will establish its own priority in maintenance requirements by contracting directly with an engineering company that provides reports on the various building facilities.

Council directed the Strata Manager to locate an engineering firm that can oversee an independent assessment of all the building systems in order to advise on a 5 year plan. The components Council wishes to be assessed are;

- Mechanical system
- Electrical system
- Heating and ventilation
- Structural
- Envelope
- Plumbing

4.4 BYLAW SUMMARY

A draft summary of important Bylaws and Rules for Venus residents was presented. Council agreed that this summary is an important document that should be made available to all residents of the Venus. After several additions were suggested, the final document will be prepared. It will be made available to the Concierge and Resident Managers for distribution to all residents and included in the welcome package. A copy of this document will also be posted in the elevators for a few days.

4.5 NO SMOKING SIGNS

No Smoking signs have not been installed at various exterior locations around the Venus. Additional signs are also on order and will be installed.

Residents are reminded that the No Smoking signs apply to ALL common areas – inside and outside. This includes;

- Balconies
- Outside by the lobby entrances
- All garden areas
- The circular garden area on the east side of the building
- Outside by the ballroom
- Rear driveway off the lane
- Parkade

4.6 NO LOITERING

No Loitering signs have been ordered and will be posted in the circular garden area, east of the building.

4.7 STRATA WEB PAGE

Tabled until next council meeting.

4.8 COMMUNICATION PROTOCOL WITH ADJACENT BUILDINGS

The Strata Manager reported that he met with the head concierge of an adjacent building regarding some late night disturbances from that building. Their phone number has been given to the Venus concierge so that in future if a resident of the Venus is being bothered by noise, bright lights or any other inappropriate behavior, a call can be made to our front desk for the concierge to follow up.

5. CORRESPONDENCE

5.1 GUEST USE OF POOL

An owner has written to Council reporting that there have been instances recently of too many guests being in the pool. Concierges will be instructed to advise offenders to leave the pool area or fines will be levied. The police may also be called if necessary.

The Rule is 2 guests, with tags, per unit.

5.2 BIKE RACK INSTALLATION

A resident has written to Council requesting permission to install a bike rack adjacent to his parking stall – similar to what has already been done by others. Council directed the Strata Manager contact the writer asking for a photograph of exactly the kind of bike rack to be installed.

5.3 EXERCISE ROOM BALL

A resident has written council requesting the Strata purchases an exercise ball for the exercise room. Council denied the request as these balls have been stolen in the past.

5.4 ALTERATION REQUEST

Council received a request from an owner for permission to perform some remodeling in his unit. Council agreed in principle to the request but would like to see more details before final approval is granted. The Strata Manager was directed to contact the owners and advise accordingly.

5.5 SMOKE INFILTRATION

A resident has written Council to report that cigarette smoke from a neighbouring suite is infiltrating his unit through the bathroom fan. Council is aware of this problem as it has been reported in the past, on occasion, by some other owners. No resolution has been found to this issue.

6. NEW BUSINESS

6.1 ELEVATOR RELIABILITY

The Strata Manager reported on a meeting he and the Resident Manager recently had with representatives of Fujitec Elevators. Various issues were discussed and some performance issues identified that Fujitec has been asked to address.

Council acknowledges that since Strata commissioned the independent engineering report in 2007, there has been a significant improvement in overall performance. There are some minor lingering issues that need to be corrected by Fujitec.

6.2 WINDOW REPLACEMENT

Council discussed the delays in the replacement of the windows by Allied Windows. The Strata Manager reported he has contacted Allied Windows and requested an additional contractor be used to try and speed up the process. Council directed the Manager continue to follow up to ensure there are no unnecessary delays.

6.3 BALLROOM RENTAL

Council discussed a recent incident where the Ballroom was rented by a resident which resulted in a loud party with inappropriate drinking and smoking. A discussion ensued regarding the existing Rules and it was moved and seconded that the following rule be adopted.

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

CARRIED UNANIMOUSLY

Council also discussed the use of the Ballroom by various groups that are not paying a deposit or rent. It was agreed to table further discussion on this topic until the next meeting.

6.4 STRATA SUITE ASSESSMENT

BC Assessment has notified the Strata that the strata owned unit which the Resident Managers occupy will be assessed at market value. The Strata Manager explained that in 2007, BC Assessment assessed all strata owned units in Vancouver at a nominal value of \$10,000 and therefore little or no property taxes were paid. 2008 will see these units once again valued at market value and full property taxes paid.

6.5 BUSINESS CENTER

Discussion tabled until next council meeting.

6.6 SERVICE CONTRACTS

It was moved and seconded to renew the service contracts for one full year with CMI (concierge service), PML (mechanical/plumbing contractor) and Paraspace Landscaping.

CARRIED UNANIMOUSLY

A discussion ensued regarding the service level being provided by CMI. The Council President recently discussed various issues with CMI President and he was assured that proper service will be maintained at the Venus.

Council wishes to acknowledge the service being provided by the regular concierges at the Venus by providing some extra compensation. It was noted that these concierges perform many duties that are not part of their regular job description. It was moved and seconded that the three daytime concierges be each directly given a \$200 bonus at the end of February.

CARRIED UNANIMOUSLY

Council was advised that John, the daytime concierge, recently resigned for personal reasons. This particular concierge had been at the Venus practically from the beginning. It was moved and seconded to provide a gift of \$300 to this concierge in recognition of the many years of service (8 years).

CARRIED UNANIMOUSLY

6.7 SECURITY CAMERA DAMAGE

The security camera system was recently damaged when the fire protection company, Mircom, was testing the fire pump. The pump was allowed to discharge into the parkade which resulted in water damage to some cameras. The fire protection company has denied any responsibility and refused to reimburse the Strata for the repair bill to the security system.

Council directed the Strata Manager write Mircom advising them that if they do not reimburse the Strata their services with the Strata may be terminated and legal action may also be taken.

Council agreed not to file an insurance claim for the damage but pursue Mircom for payment.

6.8 PARKADE MEMBRANE REPAIRS

Council discussed a report and quote from Polycrete Restorations for repairs to the parkade membrane. It was agreed to include these repairs in next year's budget.

6.9 NEW GARBAGE RULES

The new recycling rules that the City of Vancouver has adopted were reviewed. Many residents are still not separating their recyclables properly and contaminating the recycling bins with items that cannot be recycled. Efforts to make the Venus a greener building will begin by posting recycling reminders in the elevators.

6.10 FIREPLACE CLEANING

A notice will be posted in the spring for those interested in having their fireplaces cleaned or repaired. This is an owner responsibility but highly recommended for safety purposes by the Council.

6.11 BAYWEST AGENCY AGREEMENT

Council agreed to renew the Baywest Agency agreement. The Strata Manager was not present during the discussions on this topic.

6.12 OVERFLOWING WASHING MACHINE

Recently a unit's washing machine overflowed and caused some minor damage to the unit below. Fortunately the residents were home and were able to quickly shut off their washing machine and mop up the water, therefore minimizing any damage to their unit and the one below.

Residents are reminded that they should NOT leave their premises when their washing machines or dishwashers are left on.

7. RESIDENT MANAGER'S REPORT

Council reviewed a report from the Resident Managers covering the months of December and January 2007. The Resident Managers attended the meeting during this time and answered various questions from council.

8. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 p.m. The next council meeting will be held Tuesday, March 11, 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.