

**Venus website: [www.geocities.com/thevenusnews](http://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**

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**RESIDENT MANAGERS**

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**CONCIERGE: 778-888-1185**

**PRESENT:**

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

Sandra and Phil Morton  
Resident Managers

Leo Buonassisi, Strata Manager  
Baywest Management Corporation

**REGRETS:**

Clinton Lee

**1. CALL TO ORDER**

The meeting was called to order at 5:40 p.m. by Council Vice-President, Russ Grabb.

**2. ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of the January 29, 2008 Council Meeting, as distributed.

CARRIED UNANIMOUSLY

**3. RESIDENT MANAGER'S REPORT**

Council reviewed the Report and discussed various issues with the managers. In particular, the No Smoking signs, visitor's parking gate and pool area improvements were addressed.

**4. FINANCIAL REPORT**

**4.1 FINANCIAL STATEMENTS**

Treasurer, Walter Pecora, provided a detailed report to Council on the Financial Statements to January 31, 2008. Walter advised that there were no irregularities to report. It was moved and seconded to accept the Financial Statements to January 31, 2008.

CARRIED UNANIMOUSLY

The Strata's bank account has a balance of \$111,958.68.

The Contingency Reserve Fund is at \$333,848.91. \$30,000 was recently transferred for building and envelope maintenance as per AGM.

## **4.2 ACCOUNTS RECEIVABLE**

The Strata Manager advised that there were three units in serious arrears of strata fees. All three have had liens placed on them. Two are now paying off the amounts owing.

A discussion ensued regarding the payment of strata fees. Owners are reminded that it is their responsibility to pay strata fees on time – without notice. The Bylaws relating to strata fees are as follows:

### **Payment of strata fees**

*1 (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.*

*(2) Effective January 1, 2002, if an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.*

*(3) After three months of non-payment, a lien will be placed on the strata lot involved at the owner's expense for the total monies owed without the need to have a 3/4 vote. The owner is also responsible for payment of any legal fees and administrative expenses incurred.*

## **5. OLD BUSINESS**

### **5.1 COMMON AREA REMODELING**

The Decorating Committee, Walter Pecora, Mi Fang and Latty Esteghlalian, provided Council with budget figures for the project. Budget figures were arrived at through discussions with two contractors familiar with the project. The project figures were broken down into two phases; Phase One: Renovations of both lobbies and Phase Two: Carpet replacement and painting of upper floors.

Council members will have a separate meeting on Wednesday, March 19 to discuss further details related to remodeling. The information will then be made available to the owners at a Special General Meeting in accordance with the Strata Act. Details of the budgeted amounts and the corresponding special levy amount for each unit will be provided. Owners will also be given detailed specifications of the project. The remodeling can only proceed if 75% of the owners vote in favor.

### **5.2 5 YEAR PLAN**

The Strata Manager provided Council with a proposal from Levelton Engineering for a detailed assessment of the building's systems. The quoted price is \$36,000. Council discussed the proposal and, as the price is considerably greater than that anticipated through the budget; the Manager was

directed to ask if the assessment can be done in phases. The Strata Manager was asked to provide copies of any reports that have been done in the past that relate to the building systems. It was moved and seconded to table further discussions of the 5 Year Plan until the next Council meeting.

CARRIED UNANIMOUSLY

### **5.3 STRATA WEB PAGE**

Council members, Nadia Rad and Walter Pecora, provided detailed information and quotes from two companies for the creation of a Venus Web Page. Council discussed the two quotes and agreed to proceed with Spyderbaby Productions. The contractor will set up the web page and maintain it for a nominal amount. Council agreed it would be best for the contractor, as opposed to a volunteer from Council, to maintain the web page. The web page will save owners money as they will be able to download minutes and reports directly without having to pay a fee when selling their unit. Nadia and Walter were thanked for their detailed presentation.

It was moved and seconded to contract with Spyderbaby Productions to set up a Venus web page at a cost not to exceed \$2,000.

CARRIED UNANIMOUSLY

### **5.4 WINDOW REPLACEMENTS**

Allied Windows is now on site at the building on a weekly basis. Delays that have occurred are a result of safety issues. Allied has advised that they will have to use a different technique for accessing some windows as a result of these safety concerns.

### **5.5 COMMON ROOM RENTAL RULES**

Council member, Sue Wagner, was thanked for her hard work generating the draft rules provided to Council. As there are numerous decisions to be made in formalizing the rules, it was agreed that one room at a time will be dealt with at each Council meeting. Further discussions were tabled until the next meeting when Rules for the Media Room will be finalized.

### **5.6 SECURITY CAMERA DAMAGE**

The Strata Manager has written back to the company that originally flooded the parkade asking for payment. A response has not been received to date.

### **5.7 CONCIERGE BONUSES**

It was brought to Council's attention that there have been four concierges who have been at the Venus for some time and consideration should be given to providing all four with the bonus. Council agreed and it was moved and seconded to pay the \$200 bonus to the four concierges.

CARRIED UNANIMOUSLY

## **6. CORRESPONDENCE**

### **6.1 MEDIA ROOM FURNITURE**

An owner has written to Council requesting the purchase of a coffee table for the Media Room along with replacement of the ping pong table and the foosball table in the Party Room. Council will

consider replacement of the existing ping pong and foosball tables in the future but will proceed with the purchase of a coffee table.

It was moved and seconded to purchase a coffee table for the Media Room at a cost of approximately \$300.

CARRIED UNANIMOUSLY

## **6.2 MOVE-IN CHARGES**

An owner has requested that the move-in charges levied recently against his suite be reversed as his suite is fully furnished and no furniture was moved. Council denied the request as the charge is levied any time there is also a change of tenant. The Bylaw states;

*35 (3) An owner, or tenant or occupant will be assessed a moving fee of \$ 100.00 upon occupancy of the strata lot to cover the administrative costs and wear and tear of the strata corporation. This applies to a change of tenancy of the strata lot.*

## **6.3 BIKE RACK INSTALLATION**

A resident has written to Council requesting permission to install a bike rack adjacent to his parking stall. Photographs of the bike rack were provided. Council approved the request.

## **6.4 SMOKE INFILTRATION**

The owner of the suite experiencing smoke infiltration has written to Council further on the issue. The Strata Manager advised he has since spoken with the tenant and will continue to discuss possible methods of alleviating the problem.

## **6.5 LATE FINES**

An owner has written requesting Council reverse the late payment penalties. Council denied the request. See 4.2 above.

## **7. NEW BUSINESS**

### **7.1 THROWING OBJECTS FROM BALCONIES**

There have been recent incidents of objects being thrown down from open windows or balconies at the Venus. Council and site staff will continue to monitor the situation as this is a very serious matter

***Throwing objects from a suite to the ground below could cause very serious injury to persons or objects below. This is potentially a criminal matter and will be treated as such.***

### **7.2 VISITOR PARKING**

A discussion ensued regarding a visitor who regularly parks in the Visitors' Parking. The Rules state that guest parking shall be limited to a maximum duration of 12 hours. The concierges are diligent in monitoring the Visitors' Parking and there do not appear to be any violations at this time. Cars which are in violation of the Rules are towed.

### **7.3 TOILET BACK-UP**

A resident has reported an unusual back-up occurring in the toilet in their unit. A plumbing contractor has investigated and recommended certain repairs to the strata sewer line. Council directed the Strata Manager proceed with further investigation and repair as required.

### **7.4 TOILET OVERFLOW**

The Strata Manager reported a recent incident of a toilet overflowing in a suite. The resulting damage will be charged back to the unit, including the \$10,000 strata insurance deductible, if required.

### **7.5 LEVYING OF FINES PROCEDURE**

A discussion ensued regarding the many incidents of residents ignoring Strata Bylaws and Rules. Residents are frequently seen moving furniture outside permitted hours and having late night, loud parties without consequences. Council will be more diligent in applying fines in the future.

***Residents must read and comply with the Strata Bylaws and Rules.  
Everyone has been given a copy.***

### **7.6 GUEST ROOM RENTAL DURING OLYMPICS**

A brief discussion ensued and it was agreed to table until next meeting.

### **7.7 POWER OUTAGE**

The electrical power will be turned off in the entire building for electrical vault cleaning on April 10 and April 17. All the electricity will be off during the day, so please ensure your electrical devices are protected during these times. The electrical pumps will also be off so there will no running water during this period. Notices will be posted.

### **7.8 WASHING MACHINE OVERFLOW**

It has been reported that a washing machine has overflowed and caused damage to a number of units. Owners and residents are reminded again, that they should not leave their washing machines running when no one is home.

***Residents must inform the concierge immediately of any flooding as other units can also suffer damage. Owners are again reminded to ensure they have insurance for their own belongings, any improvements to the unit***

***and the \$10,000 strata insurance deductible that can be charged back to the unit.***

**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, April 22, 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.*