

VENUS – STRATA PLAN LMS 3963

Venus website:www.geocites.com/theevenusnews**LOCATION:**

Business Centre
1239 West Georgia
Vancouver, BC

STRATA COUNCIL 2007-08**PRESIDENT**

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VICE-PRES./BLDG MTC.

Russ Grabb

TREASURER

Walter Pecora

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REGRETS:

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1. CALL TO ORDER

The meeting was called to order at 6:00 PM by Dr. Lee.

2. ADOPTION OF AGENDA

It was moved and seconded to adopt an agenda for this *ad hoc* meeting containing just two specific issues:

1. The recent resignations from Strata Council of Sue Wagner (Vice Pres./Bylaws) and Nadia Rad;
2. The Common Area Remodeling Project.

3. COUNCIL RESIGNATIONS

Council discussed the resignations of Sue Wagner and Nadia Rad, and recommended that special notation be made in the minutes thanking both members for their outstanding contributions to the Venus ownership.

4. COMMON AREA REMODELING

Under the following general themes, Council discussed the Common Area Remodeling Project:

Project Origins

In the fall of 2007 it was proposed by a number of owners that Council explore what it would take in terms of time, money and commitment to remodel and modernize both Venus building lobbies and the hallways on all Venus floors. Eventually, a number of renovation samples and design ideas were displayed in the front lobby. In October 2007, owners were treated to an information session in the ballroom where a prospective designer answered questions about possible design options and highlighted how the proposed design concept might look if such a project were to be approved, funded and completed.

Recent History

Following this flurry of activity, Council made a decision to have this design concept broken down into two possible options. One option to be considered was remodeling just the two lobbies. The other option to be considered was remodeling both lobbies, plus all of the hallways on all floors. Remodeling the hallways under the second option was to include replacing the carpets and repainting the walls. Council wanted this design concept to be broken down in this way so that owners would be able to make a more-informed decision as to which option, if any, they would consider approving through a Special General Meeting (SGM) and funding through a Special Levy. All discussions were being made under the recognition that neither Council nor the owners were making any commitment to proceed, and that all that was being done was further definition of a possible design concept. At the Venus Council meeting of March 11, 2008, a decision was made to: a) defer any further exploration of this concept until the Remodeling Sub-Committee of Council could provide more-detailed figures and design specifications for the two options being explored at the time; and b) hold another *ad hoc* Council meeting on March 19, 2008, to discuss appropriate next steps. At that time, Council was of the collective view that a great deal of due diligence would be required before any option could be put to the owners for a vote through a SGM, and that the preference of the owners for either Option 1 or Option 2 (or neither) should be canvassed (through more information sessions) well before any contractors would be asked to submit detailed proposals. Council recognized that there was no point calling for such detailed proposals until owner preferences could be identified in terms of budgetary limits. Council was also of the view that no SGM should be convened until detailed contractor proposals for the preferred option (if any) could be scrutinized and evaluated.

Current Status

Council now has in hand all of the information it needs to describe for owners the nature, possible scope and estimated budget for what is still essentially nothing more than a design concept. Under this concept, Option 1 (just the lobbies) could cost around \$250,000, and Option 2 (lobbies and the hallways), could cost around \$390,000. Exact figures would not be known until contractors are asked to submit competitive proposals, after owner preferences for a desired option has been canvassed through one or more information sessions.

Proposed Next Steps

In sequence, proposed next steps for this project include: 1) preparing detailed information packages for owners to review before, during and after the proposed information session (such packages should also include high-level estimates of owner-paid special levies); 2) canvassing owner preferences for either Option 1 or Option 2 (or neither); 3) obtaining further information on the preferred option, if warranted; 4) finalizing budget estimates for the preferred option; 5) seeking detailed proposals from contractors for the preferred option; 6) thorough scrutiny and evaluation of all contractor proposals, and comparison to budget-spending limits; 7) further due diligence on the preferred proposal(s); 8) Council recommendations to proceed (or not proceed); 9) further information sessions, if warranted; and 10) a decision from the owners through a SGM. Only after this SGM, and only after approval of a Special Levy, would owners be committed to proceed with the preferred option.

After this lengthy discussion, a motion was moved and seconded to suspend, until notice, any further work on this Common Area Remodeling Project. Council made this decision because it felt that: a) with the recent resignations of two Council members, there would simply not be enough people and time to properly conduct all of the necessary due diligence to make this project a true success; and b) it had a duty to ensure that it devoted its available time and energies, first and foremost, to core Council business. Council believes that it must take care of the many priority items currently on its core-business agenda before it becomes heavily involved in time-consuming due-diligence work on the Common Area Remodeling Project— vital core Council business includes developing the 5 Year Plan, addressing routine building maintenance issues, and modernizing building rules. Council looks forward to revisiting discussion of this project when circumstances permit.

5. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 PM. The next Council meeting will be held Tuesday, April 22, 2008, at 5:30 PM.