

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

BLDG. REMODELING
Latty Esteghlalian

STRATA MANAGER
Leo Buonassisi

BAYWEST MANAGEMENT
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PRESENT:

Clinton Lee
Russ Grabb
Walter Pecora
Mi Fang
Latty Esteghlalian

Sandra and Phil Morton
Resident Managers
Leo Buonassisi, Strata Manager
Baywest Management Corporation

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Council President, Dr. Clinton Lee.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the March 11, 2008 Council Meeting with the correction of the date at the top from January 29 to March 11, 2008.

CARRIED UNANIMOUSLY

It was moved and seconded to adopt the minutes of the March 27, 2008 Council Meeting as distributed.

CARRIED UNANIMOUSLY

3. RESIDENT MANAGER'S REPORT

Council reviewed the Report and discussed various issues with the managers. It was reported that the air heating component of the hallway fan has been recently repaired. It was agreed that new elevator pads will be ordered for the moving elevator.

4. STRATA MANAGER'S STATUS REPORT

Council reviewed the Strata Manager's report on directives from last council meeting to their satisfaction

5. FINANCIAL REPORT

5.1 FINANCIAL STATEMENTS

Treasurer, Walter Pecora, provided a detailed report to Council on the Financial Statements to March 31, 2008. Baywest has amended the Balance Sheet to now show prepaid strata fees

separately. The Accounts Receivables now more accurately reflects the amounts owed by owners. It was moved and seconded to accept the Financial Statements to March 31, 2008.

CARRIED UNANIMOUSLY

5.2 ACCOUNTS RECEIVABLE

The Strata Manager advised that one of the three units with liens has now paid off their outstanding strata fees.

6. OLD BUSINESS

6.1 5 YEAR PLAN

Tabled until next meeting. Awaiting advice from Phil Morton on best options.

6.2 STRATA WEB PAGE

Council member Walter Pecora reported the development of the strata web page by Spyderbaby Productions is progressing well. The basic design concept is now being prepared with final content to be finalized later.

6.3 COMMON ROOM RENTAL RULES

Council discussed the present behavior of Venus residents and it was agreed that drastic changes of the existing Rules are not warranted. There does not appear to be a pattern of parties/behavior that are out of control. It was agreed that council review all the existing rules for the various common areas and update where necessary. Council members will review the separate sections as follows;

Media Room	Russ Grabb
Ballroom	Mi Fang
Business Center	Clinton Lee
Gym and Pool	Latty Esteghlalian
Games Room	Walter Pecora

6.4 SECURITY CAMERA DAMAGE

The Strata Manager reported that the contractor still has not responded to stratas demand of payment for repairs to the security cameras. The Strata Manager advised he is obtaining a quote from another fire protection company to service The Venus.

6.5 GUEST ROOM RENTALS DURING 2010 OLYMPICS

A discussion ensued regarding three options for renting out the guest rooms during the Olympics. Further discussion and decision tabled until next meeting.

7. CORRESPONDENCE

7.1 EXTERIOR PAINTING

An owner has written to council requesting consideration be given to painting various areas of the building exterior. Council will add this project to the other projects being considered by council.

Council directed the Strata Manager request the resident manager make a list of outstanding maintenance issues and prioritize each item to establish an overall time line.

7.2 CONCIERGE STAFFING

An owner has written to Council regarding recent changes in concierge staffing. Council recognizes staffing is under the control of CMI. Council members do not feel there are any shortfalls or deficiencies in service and in fact have issued bonuses to the concierge staff for their hard work.

7.3 COMMON AREA IMPROVEMENTS

An owner has requested the addition of the following items to the common area.

1. Pool signs: signs already exist regarding use of the pool and Jacuzzi.
2. Washer/dryer installation: good idea but very expensive to install and maintain
3. Lobby plants: plants will be part of future remodeling discussions.

7.4 ELEVATOR APPEARANCE

An owner has written council regarding some scratches in one of the elevators. Council will place elevator interior refinishing on the maintenance priority list. The Strata Manager was directed to obtain a quote for refinishing the interior chrome walls.

7.5 BALLROOM RENTAL

An owner has written council requesting rental of the ballroom long term at a slightly reduced rate. Council is in the process of reviewing the Rules and will give this consideration.

7.6 UNIT ALTERATIONS

An owner has requested permission for alterations to their unit which included the removal of certain walls. Council will require a letter from a professional engineer verifying that the walls in question are not bearing walls before approval will be considered.

7.7 BALLROOM PARTY

Council discussed a party that recently took place in the ballroom at which a number of rules and bylaws were broken. Fines to the unit holding the party will be levied. Council directed the Strata Manager contact CMI regarding the concierges apparent lack of enforcement of the building rules and bylaws. Concierge staff are to strive to enforce rules, not just inform offenders of the rules.

8. NEW BUSINESS

8.1 POOL ROOF DAMAGE

A fire extinguisher was recently thrown onto the pool roof from one of the Venus balconies. A roof inspection company has been called out to investigate the extent of the damage to the roof membrane and provide a report. The Strata Manager advised the strata's insurance company has also been notified.

8.2 WASHING MACHINE OVERFLOW

Another unit experienced water overflowing from their washing machine. A discussion ensued and residents are reminded to not overload their washing machines and ensure the load of wet items are evenly distributed in the drum when in the spin mode. Overloading machines and uneven loads may contribute to water spilling over the top of the drums.

8.3 STRATA UNIT MORTGAGE

The mortgage on the strata corporation's unit (rented by the resident managers) is coming up for renewal. Council agreed to continue renewing it for a 6 month term as interest rates are decreasing.

8.4 INSURANCE DEDUCTIBLE CHARGES

The Strata Manager reported that a new procedure is now in place for dealing with possible insurance claims. Whenever there is a water flood originating from within a strata unit and there may be charges back to that unit, the \$10,000 insurance deductible will be immediately charged to that unit. The unit owner will be notified of the charge and also advised to contact their own insurance company. If final charges are less than the deductible, adjustments will be made accordingly. This procedure will protect the strata, particularly in cases where a unit in question is sold prior to final resolution of the issue.

The financial statements will also keep track of insurance deductibles owing to the insurance company on the Balance Sheet as Accounts Payable.

8.5 RENTED UNIT

The Strata Manager reported a rented unit is being vacated by the tenants as a result of some issues with the owner and the strata's bylaws.

8.6 OWNER/TENANT UPDATE

The Strata Manager and the resident manager are in the process of reviewing every unit within the building as to its occupancy status. Complete contact information is not available on many of the units as owners sometimes live elsewhere but do not advise the management company. Owners also move out of their units and rent them out without notifying the management company.

The strata's bylaws require all owners to inform the management company of current contact information and a completed Form K if their unit is rented out.

8.7 ROOF ANCHORS

The Strata Manager advised the roof anchors will be inspected shortly. These anchors are used regularly by the window washers, window repair company and many other contractors.

8.8 IN-SUITE HOUSEKEEPING

The Strata Manager reported attending to 2 suites recently where housekeeping is an issue. All residents are advised that they should not allow flammable items such as paper and plastic to accumulate within their units. The Fire Department may also issue an order for removal of these items,

9. 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, June 5, 2008 at 6:00 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.