

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

**300 - 1770 BURRARD ST.
VANCOUVER, BC V6J 3G7**

Email : lbuonassisi@baywest.ca

Phone: 604-257-0325

Fax: 604-592-3686

Direct Line: 604-714-1522

RESIDENT MANAGERS

Suite: # 303

Philip & Sandra Morton

Office: 604-408-1419

Cell: 604-307-4704

Fax : 604-608-1455

Pager: 604-645-9735

CONCIERGE: 778-888-1185

PRESENT:

Clinton Lee

Mi Fang

Latty Esteghlalian

Sandra and Phil Morton

Resident Managers

Leo Buonassisi, Strata Manager

Baywest Management Corporation

REGRETS:

Russ Grabb

Walter Pecora

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Council President, Dr. Clinton Lee.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the April 22, 2008 Council Meeting.

CARRIED UNANIMOUSLY

3. RESIDENT MANAGER'S REPORT

Council reviewed the Report and discussed various issues with the managers.

4. STRATA MANAGER'S STATUS REPORT

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

The Strata Manager reviewed correspondence to residents/owners for the following issues;

- Ceiling stain – further investigation required.
- Noise complaint - \$200 fine with possible eviction.
- Open House – bylaw infraction \$100 fine.
- Parkade gate damage – invoice charge back to resident.
- Unscheduled move and no Form K – bylaw infractions \$350 fine.
- Smoking on balcony – bylaw infraction \$50 fine.
- Window coverings – non conforming colour.
- Elevator call-out - invoice charge back to resident.

5. FINANCIAL REPORT

5.1 FINANCIAL STATEMENTS

A detailed report from treasurer, Walter Pecora, was reviewed by council on the Financial Statements to April 30, 2008. It was moved and seconded to accept the Financial Statements to April 30, 2008.

CARRIED UNANIMOUSLY

5.2 ACCOUNTS RECEIVABLE

The Strata Manager reported that a unit has paid the \$10,000 insurance deductible charged against their unit in full. The unit owner and their insurance company had been disputing the \$10,000 charge for some time. The Strata Manager recently provided them with copies of articles and recent court cases that supported the strata corporations claim for the deductible. This allowed the unit owner's insurance company to pay the strata's deductible.

The Strata Manager reviewed the remaining units in arrears. The total amount owing to the strata is decreasing.

6. OLD BUSINESS

6.1 5 YEAR PLAN

The resident manager, Phil Morton, reported to council that he has reviewed the engineer's proposal and that all the items listed in the proposal are reviewed regularly by the various trades attending to The Venus. Deficiencies are reported and dealt with and any required repair is carried out appropriately.

A final decision on the engineer's proposal will be made at the next council meeting.

6.2 STRATA WEB PAGE

The development of the web page is progressing. Council members have reviewed the work to date and suggested improvements.

6.3 COMMON ROOM RENTAL RULES

The rules relating to the gym/pool area, ballroom and games room were reviewed and council is satisfied with the existing ones.

The rules for the media room and business center were table until the next meeting.

6.4 SECURITY CAMERA DAMAGE

The Strata Manager reported that he has obtained another quote from different fire protection company and it is significantly higher than the existing one. A discussion ensued and as the existing contractor is familiar with the building and the manufacturer of the fire protection panel, it was agreed to continue with the Mircom. Council directed the Strata Manager review the parkade for possible water leak areas.

6.5 GUEST ROOM RENTALS DURING 2010 OLYMPICS

Council discussed the issue of renting of the guest suites during the 2010 further. A final decision tabled until next meeting.

6.6 POOL ROOF DAMAGE

Council reviewed a report and invoice for roof repairs over the pool area. The report indicated that the small damaged areas may have been present from the beginning and only recently become apparent. The repairs were completed at a cost of \$1,532.

7. CORRESPONDENCE

7.1 AIR CONDITIONER

An owner has written to Council requesting permission to install an air conditioning unit in their suite. Council approves the installation as long as it does not protrude through the exterior of the unit at all and that it is a stand alone, interior unit that is operated and maintained properly by the owner. It was noted that some of these units collect water that must be disposed off properly.

7.2 VARIOUS CONCERNS

Garbage Room – Residents must not let “street people” into the parkade and garbage room. This is a security issue.

Open House – Open houses should be reported to the concierge. Residents should not become directly involved in the open house.

Pets – Residents are reminded that all pets must be registered and wearing a Venus Pet Tag whenever on common property.

8. NEW BUSINESS

8.1 2008-09 BUDGET

Council discussed preparing for the next fiscal year’s budget. More detail will be discussed at the next council meeting.

8.2 INFORMATION BULLETINS

Council discussed the new information notices prepared by the Strata Manager that have been put up in the elevators’ bulletin boards and mail room. They have been well received by many of the residents and the overall feedback has been very positive. The Strata Manager will continue to with these notices and continue to address various issues in the building. The notices will continue to be short and direct and will be rotated regularly. Council is very satisfied and supportive of these notices and their format.

8.3 UNIT CAULKING

A resident advised that he recently dealt with a smoke infiltration issue from an adjoining unit by applying additional caulking around all possible openings. The extra caulking resolved the issue but is suggesting that this may be a deficiency in the original construction. Council discussed the issue and is not aware of any construction deficiencies. The Strata Manager was directed to contact the City Fire Department regarding the requirement of caulking in units.

8.4 ELECTRICAL VAULT CLEANING

On April 8 and 17, 2008 the electrical contractor carried out the testing and inspection of the primary and main secondary electrical distribution equipment at The Venus. No further action is required other than minor housekeeping and continued routine maintenance.

8.5 PARKADE HOUSEKEEPING

The resident managers are in the process of cleaning up the parkade of all unauthorized items left by residents in their parking stall. Everyone is reminded that storage of anything in a parking stall is prohibited. The strata bylaw is as follows;

*34 (3) An owner, tenant or occupant must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or **the storage of any other item**, unless otherwise approved in writing by the council.*

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, July 15, 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.