

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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RESIDENT MANAGERS

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Philip & Sandra Morton

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PRESENT:

Russ Grabb
Walter Pecora
Mi Fang
Latty Esteghlalian

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 6:00 p.m. by Council Vice-President, Russ Grabb.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the June 5, 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:

- Outstanding strata fees – 3 units
- Visitor parking violation – 2 units
- Charge back of \$10,000 strata insurance deductible

5. FINANCIAL REPORT

5.1 FINANCIAL STATEMENTS

A detailed report from treasurer, Walter Pecora, was reviewed by council on the Financial Statements to May 31, 2008. It was moved and seconded to accept the Financial Statements to May 31, 2008.

CARRIED UNANIMOUSLY

5.2 ACCOUNTS RECEIVABLE

The Strata Manager reported that letters have been written to 3 units in serious arrears of their strata fees advising that a lien will be registered against them if not paid up in full.

6. OLD BUSINESS

6.1 5 YEAR PLAN

A discussion ensued regarding the various engineering proposals received. The proposals have been for either a reserve fund study or full building inspection. As the major building components are being reviewed and checked on a regular basis and that there has not been any indication of possible failure of any of these systems in the near future, council agreed that neither type of study is necessary at this time and to table the issue for at least one more year.

6.2 STRATA WEB PAGE

The development of the web page is progressing.

6.3 COMMON ROOM RENTAL RULES

The rules relating to the media room were reviewed and council is satisfied with the existing ones. Council noted that although there have been a few isolated incidents of unacceptable behavior, prompting more vigilant rule enforcement, there has not been any steady pattern of misuse of any of the common area facilities that would require changes to the existing Venus Rules.

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

6.4 GUEST ROOM RENTALS DURING 2010 OLYMPICS

Council continued their discussion regarding the issue of renting of the guest suites during the 2010 further. Due to security concerns and the difficulty in sharing the available rental days amongst all the owners and residents, it was moved and seconded to not allow any rentals of the guest suites during the 2010 Olympics. The guest suites will remain empty.

CARRIED UNANIMOUSLY

6.5 UNIT CAULKING

The Strata Manager reported that he spoke with an inspector from the Vancouver Fire Department regarding necessary caulking between units. The inspector advised that "fire caulking" is installed during construction and is an integral part of the inspection process performed by the City inspectors.

6.6 2008-09 BUDGET

Council discussed various expenditures that should be considered as part of next year's budget. Items for consideration are exterior painting, lobby renovations, common area carpeting and continued exterior caulking. The Strata Manager will prepare a draft budget for council's review and discussion at the next meeting.

7. CORRESPONDENCE

7.1 PLUMBING

An owner has written regarding a reoccurring issue in one of his bathrooms. The Strata Manager has advised the owner of the work that has been completed to date and what further investigation is to be done very shortly.

7.2 WINDOW VENT

An owner has requested permission to change one of the exterior windows to an opening style with a vent. The Strata Manager has spoken to the window company and the new window will have a difference appearance from all others. Council denied the request.

8. NEW BUSINESS

8.1 COMMON AREA REMODELLING

Council member Latti Kashani provided a proposal from an architectural company to review the existing common area space with the intention of converting some of this space to a suite that could be sold. The sale proceeds from this unit could be used to fund common area remodelling, such as future renovation of the two Venus lobbies. This is only a proposal for review at this time; no decisions were made to proceed with any specific course of action.

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, August 26, 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.