

**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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Pager: 604-645-9735

**CONCIERGE: 778-888-1185**

**PRESENT:**

Clinton Lee  
Russ Grabb  
Walter Pecora  
Latty Esteghlalian

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

**REGRETS:**

Mi Fang

**1. CALL TO ORDER**

The meeting was called to order at 6:10 p.m. by Council President, Dr. Lee.

**2. ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of the July 15, 2008 Council Meeting.

CARRIED UNANIMOUSLY

**3. RESIDENT MANAGER'S REPORT**

Council reviewed the Report and discussed various issues with the managers. A discussion ensued regarding the condition of the hallway carpets and walls. Council agreed that maintenance of these areas is to be a part of future strata budgets.

**4. STRATA MANAGER'S STATUS REPORT**

The Strata Manager advised that there was no correspondence to residents/owners since the last meeting.

**5. FINANCIAL REPORT**

**5.1 FINANCIAL STATEMENTS**

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

CARRIED UNANIMOUSLY

## **5.2 ACCOUNTS RECEIVABLE**

The Strata Manager reported that that the 3 units in serious arrears of their strata fees have been notified and 2 have paid their accounts up while the other now has a lien registered on their title.

The Strata Manager also reported that all units which have been requested to pay the \$10,000 insurance deductible charged against their units have paid. There are 2 units where the insurance claims are not complete and therefore not charged yet.

## **6. OLD BUSINESS**

### **6.1 STRATA WEB PAGE**

A draft version of The Venus web site has been completed and reviewed by council. Various suggestions for changes and additions were discussed. Council agreed that a future council position should be responsible for maintenance of the web page and the associated communication that will be done through the site.

### **6.2 COMMON ROOM RENTAL RULES**

The rules relating to the Business Center were reviewed and council is satisfied with the existing ones. Council noted that there has not been any pattern of misuse of the Business Center that would require changes to the existing Venus Rules.

### **6.3 2008-09 BUDGET**

Council reviewed a draft budget for the 2008-09 fiscal year prepared by the Strata Manager and treasurer. Council discussed the various expenditures and agreed that a final budget is to be prepared based on the following criteria;

1. There is to be no increase in strata fees next year.
2. As the strata corporation has met its legal obligations to the size of the Contingency Reserve Fund, there will not be further contributions into it. Funds will be redirected to building improvement projects.
3. There is to be no Special Levies next year.
4. Any common area improvements are to be done within the new budget under the category of Building Improvements.
5. Previous Year Surplus is to be used up in the new budget for common area improvements.

The Strata Manager and treasurer will prepare a draft budget based on the preceding criteria for council's review and discussion at the next meeting.

### **6.4 COMMON ARE REMODELING**

Council discussed proceeding with common area improvements within next year's budget. Council recognises that the cost of the entire project as discussed previously cannot be accommodated within the annual budget and will therefore recommend that remodeling proceed in phases one year at a time.

Council agreed that remodeling of the lobbies should be a priority but the hallway painting and carpets should be completed first. Council will be obtaining quotes for these areas and include in next year's

budget . It is Council's intention to fund hallway painting and carpet replacement through funds which have historically gone toward topping up the Contingency Reserve Fund (and are no longer required for that purpose) and from the carry forward of surplus funds from this year's budget.

## **7. CORRESPONDENCE**

### **7.1 CAR/GATE DAMAGE**

A resident has written to council requesting reimbursement for damage done to his car from the parkade gate. The resident claims that the gate came down while he was driving through even though he had just opened it. Council asked the Strata Manager obtain more details of the event and the damage to the car.

A discussion ensued regarding the movement of cars through the parkade gates.

***Residents are requested that once the gate is open, to quickly drive all the way through and out and not to stop just on the other side as you may leave someone behind you stuck under the gate.***

## **8. NEW BUSINESS**

### **8.1 OWNER & TENANT INSURANCE**

The Strata Manager and council discussed a recent water flood incident that originated from within a unit and where there were issues as to responsibility and cost of repairs. One of the units had full insurance coverage and their insurance company stepped in and took care of all the repairs and associated costs. The other unit did not have insurance and therefore repairs did not proceed on a timely basis and the unit owner may be charged for cost of repairs to their suite with final responsibility decided through Small Claims Court.

Council strongly recommends that all resident owners, non-resident owners and tenants have complete insurance coverage for such things as liability, contents, extra living expenses, strata insurance deductible, etc. Check with an insurance agent to ensure you have everything you need as it may otherwise be very expensive for you if you end up having to pay for everything yourself.

### **8.2 ELEVATOR CAB WALLS**

Council reviewed a quote for refinishing of the stainless steel cab walls. Council directed to proceed where required.

## **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, September 30, 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.***