

**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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**www.venusongeorgia.com**

**PRESENT:**

Clinton Lee  
Russ Grabb  
Walter Pecora  
Latty Esteghlalian  
Mi Fang

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

**GUEST:**

Strata Unit owner

**1. CALL TO ORDER**

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

**2. ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of the August 26, 2008 Council Meeting.

CARRIED UNANIMOUSLY

**3. RESIDENT MANAGER'S REPORT**

Council reviewed the Report and discussed various issues with the managers. It was noted that one of the booster pumps will require approximately \$5,000 in repairs in 2009. The draft budget will be amended accordingly.

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

The Strata Manager provided a summary of correspondence to residents regarding fines, bylaw infractions and various invoices charged back to owners.

A discussion ensued regarding the placement of the recycling bins by the lane during pick-up day. The bins being left out most of the day are creating considerable nuisance with the people and activates they attract. The Strata Manager was directed to write to the recycling company and advise that the bins are not to be taken out until they are emptied and that they are to be returned directly back to the garbage room once emptied. The recycling company is also to be directed not to place bins from neighboring buildings on Venus property.

Council directed the Strata Manager write to The City of Vancouver advising of the problems being created by having the recycling bins left in the open for most of the day.

## **5. FINANCIAL REPORT**

### **5.1 FINANCIAL STATEMENTS**

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

CARRIED UNANIMOUSLY

### **5.2 ACCOUNTS RECEIVABLE**

The Accounts Receivables had a net decrease in August of \$5,903 from July. As at October 14 a further \$6,227 was collected to close at under \$40,000. Approximately \$25,000 is outstanding water related invoices charged back to strata units.

The Strata Manager reported that all 2008 water flooding damage repairs have been completed and final invoices sent to the individual owners. The floods that resulted in strata insurance claims have had the \$10,000 insurance deductible charged back to the unit owners while those under \$10,000 have been charged the entire cost of repairs.

## **6. OLD BUSINESS**

### **6.1 STRATA WEB PAGE**

The Venus web page is now up and running. All residents are encouraged to visit the site at;

**[www.venusongeorgia.com](http://www.venusongeorgia.com)**

### **6.2 2008-09 BUDGET**

Council reviewed the draft budget provided by treasurer Walter Pecora. Walter also provided a 3 year strata budget projection based on various increases in strata fees. In light of the new economic conditions, council agreed it may be prudent not to have any fee increase for a few years and use past surpluses to offset increases in operating costs.

Council discussed the proposed budget and three year projection, and agreed to proceed with presenting a strata budget for the 2008-09 fiscal year based on no increase in strata fees and no special levy. The financial strength of the Venus and the efficiency in carrying out repairs & maintenance allow us to meet the operating obligations. Details of the budget will be provided to all owners in their Annual General Meeting notice package.

### **6.3 COMMON ARE REMODELING**

Council discussed and agreed unanimously that the next incoming Council would determine which projects, if any, were to be undertaken given the projected long term economic slowdown. The proposed 2008-09 budget will have approximately \$110,000 for the new council to use for special projects under Building Improvements. Council strongly recommends that the incoming council prior to any spending have consultation with owners on their plans and ideas before any funds are disbursed.

Although Council did receive a number of detailed quotes for the painting and carpet replacement of the common area hallways they were not discussed at all. The reason being, it was felt the incoming council should have flexibility in the manner they would wish to proceed. Furthermore, it would be some time before projects, if any, are undertaken and new quotes would be requested at the appropriate time by the incoming council.

## **7. CORRESPONDENCE**

### **7.1 LIEN CHARGE**

An owner has written to council requesting reversal of a lien charge on their unit. The lien was registered when the unit was in substantial arrears of the monthly strata fees. Council declined the request.

### **7.2 GUEST SUITE RENTAL**

An owner has written council regarding their decision not to allow any rental of the guest suites during the 2010 Olympics. Council discussed the points raised in the letter and agreed to stand by their earlier decision not to allow rentals.

## **8. NEW BUSINESS**

### **8.1 UNIT PLUMBING ISSUE**

The owner of a unit attended the meeting to address council regarding a plumbing issue within her unit. Soap foam has on occasion been coming up through the toilet and shower stall. The Strata Manager and Resident Manager provided a summary of the action taken to date which has included specialized cleaning of the sewer lines followed up with a camera inspection. As no obvious problem was observed a mechanical contractor was subsequently called in to review the plumbing lines under the unit to determine if modifications could be made to address the problem. The contractor advised that the existing lines cannot be modified and the original mechanical engineering company should be called in. The Strata Manager has since contacted the engineering company which advised that as the problem has shown up a number of years after construction, it is likely the result of changes within a unit located above the unit experiencing the problem. The change is most probably related to clothes washing activity.

Council discussed what further action is to be taken and agreed that strata must take aggressive action to establish the source of this serious problem. Council directed that the unit owner advise the resident manager or concierge whenever the problem arises. The resident manager or concierge will then knock on each unit located above to establish what activity might be contributing to the problem. Council agreed that if the problem cannot be resolved by the end of the November the original mechanical engineering company will be contracted to design a necessary solution.

## **8.2 ANNUAL GENERAL MEETING**

The Annual General Meeting of The Venus will be held on Thursday, November 27, 2008.

## **8.3 STRATA INSURANCE**

The Strata Manager provided council a copy of the strata corporation's insurance policy that has been recently renewed. The increase in premium reflects the increase in cost of construction in the past year. A copy of the insurance certificate will be provided to the owners as part of their AGM package.

## **8.4 UNIT WATER SHUT-OFFS**

A recent incident has brought to light that some owners may have difficulty accessing their unit water shut-offs. In case of emergency, the water shut-off must be easily accessible. All owners and residents are asked to make sure you know where your shut-offs are and that the access doors are easily accessed and the valves for both the hot and cold water can be reached. If you have any questions, do not hesitate to ask the resident manager for assistance.

## **8.5 VENUS CHRISTMAS PARTY**

The Venus Christmas party will be held on Thursday, December 11, 2008. Details will be posted.

It was moved and seconded that up to \$1,000 be spent for the Christmas party.

CARRIED UNANIMOUSLY

## **9. NEXT MEETING DATE & ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:15 p.m. The next Council meeting will be held after the AGM .

*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.*