

**LOCATION:**

Business Centre  
1239 West Georgia  
Vancouver, BC

**STRATA COUNCIL 2008-09**

**PRESIDENT**

Sue Wagner

**VICE-PRESIDENT**

Patricia Greenwood

**TREASURER**

Walter Pecora

**LANDSCAPING  
& BLDG. MTCE**

Rob Murray

**BYLAWS & RULES**

Tracy Wooten

**SPECIAL PROJECTS**

Vicki Cox

**COMMUNICATIONS  
& WEB SITE**

Russ Grabb

**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  
www.venusongorgia.com**

**PRESENT:**

Sue Wagner  
Patricia Greenwood  
Walter Pecora  
Rob Murray  
Vicki Cox  
Tracy Wooten

**REGRETS:** Russ Grabb

Leo Buonassisi, Strata Manager  
Baywest Management Corporation

**1. CALL TO ORDER & ESTABLISHMENT OF COUNCIL POSITIONS**

The meeting was called to order at 6:40 pm.  
Council members agreed to fill the council positions as follows;

President	Sue Wagner
VicePresident	Patricia Greenwood
Treasurer	Walter Pecora
Landscaping & Bldg. Mtce.	Rob Murray
Bylaws & Rules	Tracy Wooten
Special Projects	Vicki Cox
Communications & Web Site	Russ Grabb

**2. ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of the October 16, 2008 Council Meeting.

MOTION CARRIED

**3. RESIDENT MANAGER'S REPORT**

Council reviewed the Report. It was moved and seconded to accept the resident manager's report.

MOTION CARRIED

**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. Correspondence to various contractors was also reviewed. It was moved and seconded to accept the Strata Manager's report.

MOTION CARRIED

**5. FINANCIAL REPORT**

## 5.1 FINANCIAL STATEMENTS

A detailed report from treasurer, Walter Pecora, was reviewed by council on the Financial Statements to October 31, 2008. Walter reported that there were no irregularities and all financial issues are being dealt with properly. It was moved and seconded to accept the Financial Statements to October 31, 2008.

MOTION CARRIED

It was moved and seconded to request a Cash Flow Summary each month.

MOTION CARRIED

## 5.2 ACCOUNTS RECEIVABLE

The Accounts Receivables were reviewed. It was noted that a large portion of the receivables are the \$10,000 insurance deductibles charged back to unit owners.

## 6. OLD BUSINESS

### 6.1 UNIT PLUMBING ISSUE

The Strata Manager reported on the status of the unit experiencing soap back-up through their toilet. Additional line cleaning has been done and the resident has reported significant improvement. The suite will continue to be monitored and will be scheduled for annual cleaning as a preventative measure.

## 7. CORRESPONDENCE

### 7.1 CAR TOWED

An owner has written council regarding their guest's car being towed recently. The guest did have a Visitor's Pass but had neglected to display it on the car dashboard. The issue was resolved with the concierge service.

**Owners and residents are reminded that if their passes are not displayed, their cars will be towed without notice.**

Council members, Patricia and Tracy, will review the existing Parking Rules and Bylaws of the Strata.

### 7.2 CHANGE OF WINDOWS

An owner has written to council requesting permission to change one of the windows to a combination style with one section opening. Council will require a detailed drawing of the window in question, showing the before and after appearance.

### 7.3 FIREPLACE MAINTENANCE

A resident has written to council advising he recently used a fireplace company called True North Solutions (604-916-3773) to repair and seal the fireplace from outside smoke and found the company fast and efficient. Other residents may also wish to use this company for their fireplace maintenance.

### 7.4 NOISE COMPLAINT

An owner has written council to complain about a neighboring suite having loud late night parties. Council discussed the letter and agreed to fine the residents \$100. A letter will be written to the tenants and the owners of the unit.

## **7.5 JUNK MAIL**

A resident has written regarding stopping the delivery of advertisement mail to his mailbox. Council wishes to advise all residents that to stop the delivery of "junk mail" a red dot must be placed on the inside of the mail box so that the letter carrier can see it when opening the entire bank of mailboxes. A red sticker can be obtained from any Post Office.

## **7.6 FINE REVERSAL**

An owner has requested the reversal of fines that had been applied because of infractions by his tenant. The owner advised that he has had significant losses as a result of having to hire a sheriff to evict the tenant. The Strata Manager reported that he had applied these large fines to assist in evicting the tenants who had become a problem within the building. Council agreed to reverse the fines in this particular case.

## **7.7 BALLROOM RENTAL**

An owner has requested permission to rent the ballroom for use during the St. Patrick's Day Parade. The ballroom would be used for workers at the parade. Council denied the request due to security concerns.

## **8. NEW BUSINESS**

### **8.1 CITY NOISE COMPLAINT**

The Strata Manager reported that a City of Vancouver noise compliance officer had called to advise a formal complaint was being made with regard to the loud slamming noise the gate located beside the parkade entrance gate was making. The City was in receipt of the complaint from a resident in a neighbouring building. The Strata Manager advised a new door closer has been installed and the City of Vancouver advised. No further action is being considered by the City.

### **8.2 CHRISTMAS BONUSES AND GIFTS**

Council discussed giving Christmas bonuses and gifts to the resident managers and concierges who have been at The Venus for some time. It was agreed to proceed with the bonuses and gifts.

It was moved and seconded to donate \$500 to the Vancouver Food Bank. This was suggested and informally endorsed at the recent AGM.

MOTION CARRIED

### **8.3 FLOODING WASHING MACHINES**

The Strata Manager advised that the insurance company has asked for written proof that the recent washing machines that caused the floods have either been repaired or replaced prior to proceeding with final repairs to the affected suites.

Council discussed the repeated problem experiences with washing machines in the building. All agreed that something has to be done as the repeated flooding is having a significant negative impact on the quality of life of those affected as well as creating unnecessary and large expenses for

everyone. Vicki Cox will research replacement machines that could be made available to all suites at a reduced cost and report back to council.

**In the meantime, all residents must be responsible when using washing machines. They must NEVER be left unattended and in the event of a problem, the water supply turned off and the concierge called immediately**

#### **8.4 RESIDENT MANAGER RESIGNATION**

The resident managers, Phil and Sandra Morton, have advised council that they will be resigning their position effective January 15, 2009. Council wishes them well in their future endeavours and acknowledges their significant contribution to the strata corporation since they first stated working at The Venus.

Council will form a committee for hiring a new resident manager couple.

#### **8.5 BUILDING DEFICIENCIES**

Council discussed various repairs and deficiencies noted around the complex. It was agreed that whenever council members note a required repair, they will email details to Rob Murray who will pass it on to the resident managers. A number of issues were discussed and Rob will follow up on them.

#### **8.6 PREVIOUS COUNCIL MEMBERS**

Council would like to acknowledge the contribution of last year's council members who are no longer on council this year. All past members are thanked for the time they contributed in making The Venus a better place for all to live in.

#### **8.7 QUESTIONNAIRE**

Council discussed developing a questionnaire to be used in soliciting the views of owners in regard to common area remodeling and other issues of concern. Sue Wagner will draft a questionnaire to be reviewed at the next council meeting. Russ Grabb will also be asked to assist.

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

There being no further business, the meeting was adjourned at 9:15 p.m. The next Council meeting will be held January 26, 2009 at 6:30 pm.

*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.*