

LOCATION:
Meeting 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 Wotten

SPECIAL PROJECTS
Vicki Cox

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

ALL ACCOUNTING INQUIRIES
Toll-free Phone 1-877-585-4411

RESIDENT MANAGERS
Vic & Aneta Hondru
Office: 604-408-1419
Suite: # 303
Cell: 604-307-4704
Fax : 604-608-1455

CONCIERGE: 778-888-1185
www.venusongeorgia.com

PRESENT:
Sue Wagner
Rob Murray
Walter Pecora
Patricia Greenwood

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS;
Vicki Cox
Tracy Wotten

1. CALL TO ORDER

The meeting was called to order by the council president at 6:40 pm.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the August 20, 2009 council meeting.

MOTION CARRIED

3. RESIDENT MANAGERS' REPORT

Council reviewed the report as prepared by Vic and Aneta Hondru. It was moved and seconded to accept the resident managers' report.

MOTION CARRIED

4. STRATA MANAGER'S STATUS REPORT

The strata manager and council briefly reviewed the correspondence to residents regarding fines and bylaw infractions. The strata manager reported that many requests from homeowners are received by email and dealt with directly by the strata manager.

5. COUNCIL STATUS REPORTS

5.1 PRESIDENT'S REPORT

Sue Wagner reported that she continues to be very busy dealing with various Venus issues that arise on an almost daily basis. The recent shut down of the main gas supply to the entire

building went extremely well considering it occurred prior to the anticipated "scheduled" date. The mechanical contractor, Milani, performed very well on such notice and had the building up and running by the afternoon.

Good news that the tiles for the lobbies are in Vancouver was received but the re-tiling cannot begin until the resident managers return from their leave which has necessitated another delay. The need to replace the lighting in the front lobby has become a priority and we are awaiting information from the designers regarding best prices from various contractors and distributors. A meeting attended by Rob Murray and Patricia Greenwood and the president, prior to the strata meeting, resulted in choosing a new lighting fixture to replace the broken one as well as requesting quotations for a new concierge's desk.

Many of the tenants in the building expect the resident managers and concierges to deal with issues that should be the responsibility of their landlords. This is a difficult area and will need to be addressed by next year's council.

Everyone is encouraged to attend the AGM on October 8.

5.2 VICE PRESIDENT

No report

5.3 LANDSCAPING & BUILDING

Rob Murray reported that landscaping continues to be done well by Paraspace. Various deficiencies in the exterior painting were corrected.

5.4 BYLAWS & RULES

No report

5.5 SPECIAL PROJECTS

Lobby re-tiling, as noted, begins on October 6. Bulletins will be posted keeping residents informed of the work schedules and restrictions made necessary because of danger or drying time of cement etc. It was agreed that the bylaw rules will be relaxed to enable the workmen to operate between 8:00 am and 6:00 pm in order to reach completion as quickly as possible. Everyone is reminded it will be inconvenient, noisy and messy for a time.

5.6 COMMUNICATION

Regular updates continue on the elevator notice boards. Please check the strata web site regularly for information relating to lobby work, meetings, notices, etc.

www.venusongorgia.com

6. FINANCIAL REPORT

6.1 FINANCIAL STATEMENTS

Treasurer, Walter Pecora, provided an overview of the financial status of The Venus. It was moved and seconded to accept the financial statements to the end of August 2009.

MOTION CARRIED

6.2 ACCOUNTS RECEIVABLE

The Accounts Receivable was reviewed. The strata manager reported that a number of owners continue to be in arrears for both their July and August special levies. Late penalties of \$50 per month are being charged.

The fee schedule is on the notice originally sent to owners. The original SGM notice and fee schedule can also be viewed on the building's web site at www.venusongeorgia.com under Bulletins.

**Owners are reminded that special levy payments MUST be made by cheque only.
They cannot be paid for automatically from your bank account.**

7. OLD BUSINESS

7.1 IN-SUITE MAINTENANCE

Council discussed the very low sign-up rate of owners for the annual fireplace cleaning and servicing. It was noted that a number of units have dark staining on their balcony ceilings most likely a result of soot from their fireplaces. Owners should check their balconies and fireplaces accordingly and have them serviced. Units with dirty ceiling balconies must be cleaned and repainted.

7.2 LOBBY RETILING AND PAINTING

All the necessary contracts have been signed and deposits paid where required. It is anticipated that work will start with the back lobby on October 6. Residents will be kept informed of any changes by notice on the bulletin boards and the strata web site – venusongeorgia.com

7.3 2009-10 BUDGET

Treasurer, Walter Pecora, provided council with a revised budget for the 2009-10 fiscal year. Issues such as the HST and the increased insurance deductible were addressed. Council reviewed the budget and agreed to present it to the owners at the October 8 Annual General Meeting. Walter agreed to include notes explaining the need for increases. Owners are encouraged to attend the AGM to discuss the budget, associated increase in strata fees and proposed special levies for the various special projects.

8. CORRESPONDENCE

8.1 MOVING SECURITY

Council received an email from a tenant regarding the new rule requiring all moves to have a security guard posted at the entrance while the move is taking place. Council directed the strata manager to advise the resident to forward his concerns to his landlord.

(There has been consultation with the manager of CMI (our concierge service) who provides security service for move in/out at other buildings the company manages.)

9. NEW BUSINESS

9.1 GAS VALVE REPAIR

The gas valve repair occurred prior to the scheduled date of September 9th. As a result of an emergency call to Terasen Gas on Thursday, September 3. Terasen Gas determined that the gas leak had become worse and ordered that the gas be shut off immediately. Milani (the gas and plumbing contractor) was on site at the time and, with Terasen, attempted to tighten the leaking joint. This proved unsuccessful, and Terasen shut off the gas. Repairs were completed to the gas line on Friday morning and gas to all the units turned on and checked by late afternoon. Council appreciated the extra effort and excellent work by the site staff on the evening of October 3 and day of October 4, in scheduling entry to the units by the large number of technicians dispatched by Milani on such short notice.

9.2 BUSINESS CENTRE NAME CHANGE

A discussion ensued regarding the name "Business Centre". As the room is more appropriately used for meetings, it was moved and seconded to change the name to MEETING CENTRE.

MOTION CARRIED

9.3 FINES AND FOLLOW THROUGH

Council discussed the application of fines to owners after warning letters have been sent. It was agreed that the strata manager will also forward copies of letters to the resident managers when follow-up is required on issues regarding compliance with rules and bylaws. As the resident managers are on site, it will be easier for them to check when such things as window coverings are changed, parking stalls cleaned, balconies tidied, window air conditioners removed, etc.

9.4 LOCKER ROOMS AND BALCONIES

A recent inspection has found that many balconies are very messy with items not allowed as per bylaws and rules of the strata corporation. Residents are requested to please clean up their balconies in order to contribute to a better overall appearance of The Venus.

The locker rooms in the basement are also very untidy with residents leaving items outside their designated storage lockers. Anyone found leaving items outside their own lockers will be fined and the items removed at their expense. These items pose a safety risk and leave the strata open to fire bylaw infractions and fines.

9.5 BALCONY SMOKING

There continue to be complaints about residents smoking cigarettes and marijuana on balconies. Council would like to emphasize that this will not be tolerated as it a nuisance and health risk to others and whenever an offending unit is identified, maximum fines will be applied on each occurrence.

9.6 AGM AGENDA and QUESTIONNAIRE

The draft questionnaire was reviewed and it was decided that faxed copies to the manager could be accepted. The responses to the questionnaire, distributed in January, were very helpful to this year's council in determining what priorities owners see in the building. The major priorities were addressed either in arranging for a special levy for the lobby floors and painting, or in formulating special levies for this year's AGM.

10. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 p.m. The next council meeting date will be determined by next year's council.