

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 Wotten

SPECIAL PROJECTS
Vicki Cox

STRATA MANAGER
Leo Buonassisi

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www.venusongorgia.com

PRESENT:

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

Leo Buonassisi, Strata Manager
Baywest Management Corporation

GUESTS:

Togio Chayanuwat
Gayle Lumitao

1. CALL TO ORDER

The meeting was called to order by the council president at 6:35 pm.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of the June 22, 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 provided a summary of correspondence to residents regarding fines and bylaw infractions. Keep Off Dog signs for the gardens, and parkade signs have been ordered.

5. COUNCIL STATUS REPORTS

5.1 PRESIDENT'S REPORT

Sue Wagner reported that she has been receiving copies of all correspondence sent by the strata manager and overall communication has greatly improved. The Decorating

Committee continues to meet to discuss design alternatives that will be presented to owners. So far the goals of the time line have been met. Owners will have an opportunity to vote for the colour choice and tile pattern very soon. Everyone should watch the elevator bulletins and check the web page regularly.

5.2 VICE PRESIDENT

No report.

5.3 LANDSCAPING & BUILDING

Rob Murray reported that exterior painting is well under way.

5.4 BYLAWS & RULES

Tracy Wotten reported that a recent inspection of the parkade shows much better compliance with the strata's rules and bylaws.

The recent updated rules for the Party room and Ballroom will be reviewed with the concierges along with the corresponding condition check sheets that will be used whenever either room is booked.

5.5 SPECIAL PROJECTS

There are no special projects other than the lobby decorating work at this time.

5.6 COMMUNICATION

Information continues to be posted on the website and elevator notice boards. Owners and residents are reminded to check the strata website on a regular basis for information, updates and notices.

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 noted that one more owner has paid his outstanding \$10,000 insurance deductible. A deductible of \$10,000 is still owed by the strata as a result of a water leak that was not a charge back to an owner.

Walter will continue to monitor cash flow and report to council accordingly. Council expressed its confidence in the work being done by Walter and the detail of his reports. It was moved and seconded to accept the financial statements to the end of May 2009.

MOTION CARRIED

6.2 ACCOUNTS RECEIVABLE

The Accounts Receivables were reviewed. The strata manager reported that a number of owners have yet to pay their July 1st special levy. Council agreed that no fines will be applied in July but will be charged on any late payments after August 1, 2009.

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

7. OLD BUSINESS

7.1 SCHEDULED IN-SUITE MAINTENANCE

The strata manager has discussed the various issues with the resident managers and appropriate notices will be posted indicating cost to owners of various maintenance services. Owners will have to sign up with the concierges as is the past practice. The resident managers are presently organizing contractors for toilet supply lines, dryer vent cleaning and fireplace cleaning.

7.2 EXTERIOR MAINTENANCE UPDATE

The strata manager reported that he has spoken with various officials at Worksafe BC concerning the issues surrounding safety needed to perform exterior work at The Venus in order to obtain a variance. Worksafe BC has reviewed the applications by the contractors and is now waiting for a final report from the contractor on the equipment to be used. The strata manager has also followed up with the caulking contractor, All Star. Its managers will be meeting with Worksafe BC in order to obtain approval for the specific equipment they use which meets CSA standards.

7.3 BOILER AND PIPE REPAIR

PML is presently on site replacing the water lines in the mechanical room and repairing the boilers. It is expected that all the work will be completed by Friday, July 10, 2009.

7.4 SPEED SIGNS and DOG OFF SIGNS

The strata manager advised that signs were purchased some time ago for installation in the parkade. Rob Murray and the resident manager will decide where the speed signs are to be installed. The strata manager was directed to obtain four signs indicating dogs are not permitted in the garden areas. These are to be placed around the shrubbery on the east side garden behind the circular stone wall.

7.5 DECORATING COMMITTEE

Sue Wagner reported on the various meetings that have been held with the Decorating Committee. The committee has met with the designer and discussed various colour schemes and tile patterns. Owners will be involved in the final choices of pattern and colour for the lobbies.

The committee has asked for additional funds to be budgeted for related design suggestions (light fixtures, concierge desk etc). It was moved and seconded to limit total expenditure to \$2,500 plus GST with no additional costs at this time.

MOTION CARRIED

7.6 2009-10 BUDGET

Treasurer, Walter Pecora, provided council with a draft budget for the next fiscal year. Based on previously discussed guidelines of continued contributions to the Contingency Reserve Fund and sufficient funds in the operating budget, various scenarios were reviewed. Council discussed each expense category and suggested changes where necessary. Walter will prepare an updated budget for council for the next meeting. Council members agreed that an increase in next year's strata fees will be needed because of the age of the components of the building and their need for replacement and repair. However, they will make every effort to keep this increase to a minimum.

The strata manager and council discussed three projects that will have to be considered as part of next year's budget. One project is the upgrading of the enterphone and fob system. The existing system is outdated and is no longer supported by the original manufacturer. Many residents are reporting problems with the system and frustration is mounting. The cost will be significant.

The second project to be considered is the resurfacing of the parkade. The existing membrane is showing wear in many areas. This allows water to leak through the concrete slab. The strata must begin to make financial plans for the renewal of the membrane now.

The third project is replacement of the carpets and repainting the hallways which was a priority noted on the owners' questionnaire results.

Council agreed that all three projects are important and will be presenting them to the owners at the Annual General Meeting as special levies requiring a ¾ vote. The levies could be paid at different times throughout the year. The strata manager was directed to prepare a draft scenario as a basis for discussion at the next meeting.

7.8 MOVING HOURS

Council discussed allowing moves in and out to take place on Sundays and Mondays. As the concierges are now overseeing all moves, council agreed to increase the times when moving is permitted. All moves must still be completed by 5:00 p.m. More stringent enforcement of this cut-off time will be requested of the concierges and fines levied against those who inconvenience others by not completing their moves time.

8. CORRESPONDENCE

8.1 BUILDING ISSUES

An owner has written to council regarding various building issues. A discussion ensued and council agreed that many of the issues are a function of the building design and cannot be changed. The door from the lobby stairway should be repaired as soon as possible.

9. NEW BUSINESS

9.1 ENGINEERING STUDIES

Council discussed obtaining an engineering review of the building for the next fiscal year. The strata manager reported that proposals from various engineering companies had been obtained in the 2007 - 8 fiscal year. The council at that time did not feel they were necessary. Council asked that these proposals be forwarded to council members for review and discussion at the next meeting. It was agreed that the 2009 -10 budget should include funds for an engineering study.

9.2 NEW MECHANICAL CONTRACTOR

The strata manager provided council with a quote from Ashton Service Group for servicing the mechanical/plumbing equipment at The Venus. Ashton is a well established and competent mechanical contractor which is used in many other high rises and commercial businesses in Greater Vancouver. Council discussed the performance of PML to date and agreed to remain with the existing contractor for the time being. However, serious consideration should be given to Ashton should any problems arise.

9.3 POOL HOURS

The owner and tenant of one of the units attended the meeting to ask that council reconsider the new pool rules which state that the exercise centre is open only from 5:00 am to 11:00 pm. Council listened to the presentation and asked a number of questions after which the two guests excused themselves from the meeting. Following further discussion and consideration, it was moved and seconded that the pool/exercise areas should remain closed from 11:00 pm to 5:00 am.

MOTION CARRIED

9.4 RESIDENT MANAGER'S SUITE

Council discussed replacing the washer and dryer in the resident managers' suite. It was agreed that, in accordance with the recommendation to all owners that the washers should be replaced, it would be in the best interest of the strata that new, modern units with stainless steel hoses should be installed in the managers' suite. It was moved and seconded to purchase a new washer/dryer unit.

MOTION CARRIED

9.5 OUTDOOR BARBECUE

Council received a request from an owner for permission to use a propane barbecue in the common area gardens adjacent to the pool. A discussion ensued and as the bylaws allow electric barbecues only within the building and there is no electrical outlet in the gardens, this would not be feasible.

10. NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 9:35 p.m. The next council meeting will be held on Thursday, August 20, 2009 at 6:30 pm.

The Venus

Rules for Ballroom/Party Room

1. Only Venus residents aged 19 years or older shall be permitted to book the ballroom/party room and they are required to be there for the entire booking period. Residents are either resident owners of the strata lot or renters who are registered under "Form K". **Renters are also required to receive written permission from the landlord of their strata lot to book the ballroom/party room for the date and time requested.**
2. The ballroom and party rooms are available for booking seven days a week, between the hours of 10:00 a.m. and 11:00 p.m. for no longer than a four hour period.
3. All required licenses and permits must be obtained and available upon demand if alcohol is to be served while the room is in use. All alcohol must remain within the ballroom/party room at all times.
4. The resident booking the ballroom/party room will be responsible for all damages incurred to the room while in the resident's use. Any costs for repairing damage will be deducted from the deposit. If the damage repair costs exceed the deposit amount, the remainder will be charged directly to the owner of the strata lot.
5. The resident booking the ballroom/party room will be responsible for cleaning the ballroom/party room and clean-up must be completed before the end of the four hour booking period.
6. The doors to the ballroom/party room must remain closed for the booking period.
7. Residents and guests are to enter and leave quietly and not loiter on Venus common property at any time prior, during, or after the booking period.
8. All The Venus rules and bylaws must be observed at all times. The resident booking the ballroom/party room will be responsible for any damages incurred by the guests.
9. The resident booking the ballroom/party room will be responsible for keeping the noise and music down to a level that does not disturb fellow residents within the lobby or within the strata units themselves.
10. The number of people within the ballroom/party room for the booking period shall not exceed 30.
11. Guests under the age of 16 must be accompanied by an adult and the resident booking the ballroom/party room will be responsible for ensuring that for every three children there will be one adult supervisor.
12. All existing damages within the ballroom/party room will be noted by the concierge and the resident booking the ballroom/party room at the beginning of the booking period and will be acknowledged by signatures from both the concierge and the resident. At the end of the booking period, the concierge and the resident booking the ballroom/party room will do a walk-through and ensure that any damages that have been incurred during the booking period are noted on the damage report and acknowledged by signatures from both the concierge and the resident.

13. Any breach of these rules may result in fines and/or immediate expulsion from the ballroom/party room.

I _____ of strata lot _____ agree to abide by the above Venus ballroom/party room rules when I rent the ballroom/party room on _____, 200__, between the hours of _____ and _____.

(Concierge/Resident Manager)

(Venus Resident) (Owner or Agent)

The Venus

Damage Report for Ballroom/Party Room

Date _____

Suite# _____

	<u>Before Booking Event</u>	<u>After Booking Event</u>
<u>Kitchen Area</u>		
<u>Carpets and tiles</u>		
<u>Bathroom</u>		
<u>Furniture</u>		
<u>Equipment</u>		

_____ (Concierge) _____ (Resident)

_____ (Concierge) _____ (Resident)