

LOCATION:

Meeting Centre
1239 West Georgia
Vancouver, BC

STRATA COUNCIL 2009-2010

PRESIDENT

Patricia Greenwood

VICE-PRESIDENT

Bill Fraser

TREASURER

Patricia Greenwood

**LANDSCAPING BLDG. MTCE.
& SECRETARY**

John Beatty

BYLAWS & RULES

Tracy Wotten

SPECIAL PROJECTS

Vicki Cox

STRATA MANAGER

Leo Buonassisi

BAYWEST MANAGEMENT

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RESIDENT MANAGERS

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PRESENT:

Patricia Greenwood
Vicki Cox
Tracy Wotten
John Beatty

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Bill Fraser

Guest:

Sue Wagner
Resident Tenant
Vic Hondru - resident manager

***Note:** Each guest was present only for that portion of the meeting that required their presence.*

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

The previous year's treasurer Walter Pecora advised he will not be able to act as Treasurer. It was agreed that Patricia Greenwood will also be the Treasurer until 2010 at which time another council member will assume the role.

2. ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to amend the minutes of October 29, 2009 by removing the following paragraph from section 7.3;

“Council is already in receipt of similar quotes for the painting portion of the project and agreed to proceed with Quality Plus Decorating. Council is very satisfied in the price, which in fact is the lowest, and workmanship of Quality Plus as they have already been working in the building for the past 10 years. This contractor recently completed the exterior painting and was also awarded the contract for the lobbies.”

and replacing with the following;

“Council will proceed with obtaining new quotes for the replacement of the carpets and painting in the hallways and common rooms.”

MOTION CARRIED

Council then voted on the amended October 27 minutes.

MOTION CARRIED

3. RESIDENT MANAGERS' REPORT

Council reviewed the report as prepared by Vic and Aneta Hondru. A number of issues reported were discussed with Vic to council's satisfaction. It was moved and seconded to accept the resident managers' report.

MOTION CARRIED

Vic Hondru excused himself from the meeting.

4. FINANCIAL REPORT

4.1 FINANCIAL STATEMENTS

Patricia Greenwood reported having reviewed the financial statements to the end of October 2009 and all is in order. It was moved and seconded to accept the financial statements to October 31, 2009.

MOTION CARRIED

Terasen Gas has, on their recent bill, advised that there had been an error in their calculations over the past six months resulting in the strata being undercharged by approximately \$6,600. The new invoice will be paid in the month of December.

The strata manager delivered the November 2009 financial statements to the treasurer and council members for their review and approval at the next council meeting.

4.2 ACCOUNTS RECEIVABLE

Approximately 10% of owners are in arrears of the special levy due November 1, 2009.

A discussion ensued regarding the timing of the annual general meeting as having the recent AGM (held October 8, 2009) after the end of the fiscal year end caused confusion with many owners as the increase in strata fees then had to be applied retroactively. This required the November strata fee payment include the new higher fee PLUS the increase that was required for the October strata fees. It was agreed that the 2010 annual general meeting will be held in September prior to the start of the new fiscal year which is October 1st.

The statement mailed to owners recently outlines the special levies and their due dates. The special levies are recorded as a charge against the unit but do not have to be paid until the payment due date. The intent of charging the units right away and sending the statements was so that everyone would have lots of notice before payment was necessary. The next 2 levies are due March 1, 2010 and May 1, 2010.

The strata manager reported that many owners continue to phone Baywest with questions regarding fees and levies that were clearly explained in recent minutes. Owners are asked to please read their minutes as strata fees and special levy amounts and due dates are clearly reported in them. Recent AGM minutes and fee schedule can also be obtained from the Venus web site at venusongorgia.com

5. OLD BUSINESS

5.1 LOBBY RETILING AND PAINTING

Sue Wagner attended the meeting and reported in detail on the lobby remodelling project. The installation of the tiles and painting is now complete. The only outstanding issue in the installation of the lobby lights. The issue has been resolved and the final section should be installed shortly. Sue reported that there has been some difficulties working with the designers and has not been satisfied with their services. There have been some delays and errors in material ordered that the

designers were responsible for. Council agreed that they are less than satisfied with the service provided and directed the strata manager write to them advising them of such and that their final invoice will be reduced to reflect strata's dissatisfaction.

Sue Wagner excused herself from the meeting.

5.2 HALLWAY REMODELLING

Vicki Cox has now received 3 quotes from different contractors for both the painting and supply and installation of new carpets. Vicki will be meeting with the other members of the Hallway Committee to review and make recommendations at the next council meeting. Any final decision will involve all the owners of The Venus.

5.3 WATER LEAK

The strata manger reported that the cause of the recent water leak is still under review as the supplier of the equipment in question is investigating and a final report is pending.

6. CORRESPONDENCE

6.1 STRATA BYLAW

An owner has written to council regarding the strata's bylaws which excludes non-resident owners from being able to sit on council as being unenforceable as it contrary to the Strata Act.

The bylaw in question was originally presented to the owners at the 2008 AGM. The original proposed bylaw did not contravene the Strata Act as it did not propose excluding anyone from being a council member but only to exclude a non-resident owner from the position of council president. The ensuing discussion at the AGM resulted in amending the bylaw to exclude non-resident owners from being able to sit as a council member which the owners present then passed.

Council discussed a possible review of the strata's bylaws during the year.

6.2 OVERSIZE DOGS

An owner has written to council regarding a number of dogs in the building which appear to be over the 20 kg size limit. A discussion ensued in which council recognizes that all pets, regardless of size, are very important to their owners. The strata manager advised that many stratas have pet bylaws that address the behaviour of pets rather than size. Council will review the existing bylaw and asked the strata manager provide examples of pet bylaws form other strata corporations. Further discussion tabled to future council meetings.

6.3 SITE BLOG

An owner has written to council requesting the set up of a site blog for residents of The Venus. Council declined the request at this time.

6.4 SMOKING

A resident has written advising that their neighbour is smoking marijuana on a regular basis and the smoke is infiltrating their suite. The strata manager reported that a warning letter to the offending unit has been written in the past. Council agreed that a fine of \$100 is to be applied to the offending unit and advised by letter accordingly.

All residents are reminded of the following bylaw;

Use of property

3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- (a) causes a nuisance or hazard to another person,
- (b) causes unreasonable noise,
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
- (d) is illegal

6.5 SITE STAFF

Council acknowledges receipt of a letter from an owner regarding site staff.

6.6 WINDOW

Council acknowledges receipt of a letter regarding a failed window.

6.7 SPECIAL LEVIES

An owner has written to council regarding the various special levies

6.8 VARIOUS ISSUES

An owner has written regarding various issues such as excessive car speed in the parkade and pet urine in the elevators. Council agreed that the behaviour of some owners is irresponsible and can also be dangerous.

7. NEW BUSINESS

7.1 ELEVATORS

The elevators have been experiencing a number of performance issues that have required a number of after hour call outs. The elevator company, Fujitec, reported that dust and debris created by the removal of the old tiles from the lobbies has entered the elevator shafts and settled on the various moving parts including door mechanisms. As the call outs were the result of exterior factors, they are a charge back to the strata corporation.

A site meeting with the Fujitec account representative for the Venus was held on November 25. It was attended by past council member Rob Murray, strata manager Leo Buonassisi and resident manager Vic Hondru. Various performance issues were discussed along with a quote to clean the elevator equipment of the construction debris at a cost of \$7,800 (later reduced to \$7,500). Performance issues were clearly identified as door operation in nature with #1 and #3 which Fujitec will be addressing.

The Fujitec cleaning quote was reviewed by all council members prior to the council meeting and approved to commence immediately as proper reliable elevator performance is of utmost requirement to the residents of the Venus. Cleaning is presently taking place and is expected to be completed by December 17th.

7.2 ELEVATOR PHONES

The strata is in receipt of a quote for servicing of the elevator telephones. Council requested the strata manager contact the elevator monitoring company, Britcom, to advise if the service outlined in the quote is necessary.

7.3 RESIDENT HEARING

A tenant attended the council meeting as a result of a request for a hearing as permitted by the strata's bylaws. The tenant requested the hearing regarding the portion of the October 27, 2009 minutes that stated that "Tenants of the Venus must direct their correspondence to their owners (or owner's agent) who will then, if they consider it necessary, forward it to council" as he believes it contravenes bylaw 15 and section 31 of the Strata Act. Once his presentation was complete, he excused himself from the meeting.

A discussion ensued amongst council members present and it was decided to.....??

7.4 WINDOW SURVEY

The strata manager reported that owners continue to report failed or "foggy" windows. Reporting is done by various forms of communication to either the strata manager, resident manager and sometimes the concierges. This has resulted in incomplete lists and some confusion in reporting. To ensure a master list is generated and maintained properly, the strata manager will be distributing a Window Repair Request form to all owners to be used when reporting all problems relating to windows and once completed, forwarded to the resident manager. All owners will be asked to complete the form regardless of whether or not a failed window has already been reported. This is necessary to ensure a complete and up to date master list. Extra forms will also be kept at the front desk with the concierge

8. 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 held on Thursday, January 21, 2010 at 7:00 p.m.