

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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PRESENT:

Sue Wagner
Patricia Greenwood
Rob Murray
Vicki Cox
Tracy Wotten

Leo Buonassisi, Strata Manager
Baywest Management Corporation

REGRETS:

Walter Pecora

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 April 16, May 5, and June 11, 2009 council meetings.

MOTION CARRIED

3. RESIDENT MANAGER'S 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.

5. COUNCIL STATUS REPORTS

5.1 PRESIDENT'S REPORT

Sue Wagner requested the strata manager ensure that copies of all correspondence be copied to her. A discussion ensued regarding communication and council emphasized that every effort should be made to respond to residents on a timely basis.

It has been a difficult time with many new residents seemingly

unaware of the rules of the strata. The concierges and building managers have been very helpful in reminding them, however issues persist. We have also faced more unexpected and unbudgeted equipment breakdowns which are severely straining our budget.

5.2 VICE PRESIDENT

No report.

5.3 LANDSCAPING & BUILDING

Rob Murray provided an overview of the spring landscaping activities. Two of the cherry trees have been replaced and additional gravel added to the circle and to both of the square plots close to Georgia Street.

5.4 BYLAWS & RULES

Tracy Wotten provided a new set of rules governing the party Room and the ballroom. Council reviewed the rules and it was moved and seconded to adopt them as presented. (See attached)
MOTION CARRIED

A discussion ensued regarding late night use of the exercise room and swimming pool. There have been a number of reports of excessive noise, drinking, too many guests, etc. As a result of this abuse of privileges, council agreed that the pool and exercise room should no longer be accessible to residents between 11 pm and 5:00 am. There have been very few people using the facilities at that time when it appears the issues have arisen. All open hours will be accessible without the concierge's assistance. The door timer will be adjusted accordingly.

It was moved and seconded to change the exercise room and pool areas times of opening from 5:00 am to 11 pm.

MOTION CARRIED.

5.5 SPECIAL PROJECTS

Vicki Cox reported that a committee of council members and volunteer owners has been assembled to work on details for the lobby re-tiling and painting project.

5.6 COMMUNICATION

Regular communications are continued through the website and elevator notices..

6. FINANCIAL REPORT

6.1 FINANCIAL STATEMENTS

As the treasurer, Walter Pecora, was unable to attend the council meeting, acceptance of the financial statements was tabled to the next meeting. Council did discuss the cash flow situation and agreed that this must be monitored closely until the end of this fiscal year.

6.2 ACCOUNTS RECEIVABLE

The Accounts Receivables were reviewed. An owner has paid off his \$10,000 strata insurance deductible charge. Overall, the total owed by owners has decreased.

7. OLD BUSINESS

7.1 STRATA STORAGE

Council directed the strata manger order a four-drawer metal locking file cabinet. The cabinet will be used for storage of strata documents and files.

7.2 TOILET SUPPLY LINES

Council reviewed a quote from a contractor for the replacement of toilet and other supply lines. The quoted price is \$75 per hour plus the cost of the supply lines which is about \$10 each. Council asked that further quotes be obtained to see if a better price can be found.

7.3 EXTERIOR MAINTENANCE UPDATE

The strata manager reported that both the caulking contractor and window repair company continue to wait for the Variance Letter from WorkSafe BC. He reported that with this new requirement by WorkSafe there is a considerable backlog for processing these letters. The strata manager reported having attempted to contact WorkSafe BC directly in the past without success. Council agreed that this must be a priority and the strata manager was directed to contact the companies and Worksafe B.C. by all means--letter, phone, email, fax again.

7.4 BOILER AND PIPE REPAIR

The strata manager reported the quote for the repairs was signed and faxed back to the mechanical contractor, PML, on June 12th. PML was called and they advised that the parts for the boiler repairs have been ordered and should arrive within a week or two. Once the parts have arrived, the repairs for the boilers and water lines will be scheduled simultaneously. It is important that repetitive shut-offs are minimized as re-pressuring the system can cause damage. Notices will be posted when there are to be any water shutdowns to the residents.

7.5 SPEED SIGNS and DOG OFF SIGNS

The strata manager advised the signs were purchased some time ago for installation in the parkade. Rob Murray will see the resident manager for locations where the speed signs are to be installed. The strata manager was directed to obtain four signs indicating dogs cannot go into the garden to be placed around the shrubbery on the east side garden behind the circular stone wall.

7.6 EXTERIOR PAINTING

Preparation of the exterior concrete for painting has started. The contractor is on site power washing today.

7.7 GUEST SUITE RENTAL FOR 2010 OLYMPICS

It was reported that a number of dates are still available for those who wish to reserve the guest suites for the 2010 Olympics. Residents who are interested can call the resident manager to make reservations.

8. CORRESPONDENCE

8.1 AIR CONDITIONERS

The owner requesting permission for the installation of an air conditioning unit has provided additional information on the unit being considered but not sufficient details on the installation itself. The strata manager has spoken with the owner requesting a detailed sketch showing how the unit will be installed and how all connections through exterior walls can be made. Council was in agreement that drilling through the concrete walls will not be permitted.

8.2 UNSATISFACTORY REPAIRS

An owner has written to council explaining that as a result of a recent water leak from the unit above, the bathroom ceiling was damaged. The owner in the above suite did acknowledge responsibility for the water leak and did attempt to repair the damaged ceiling. The writer is not satisfied with the quality of the repair and is asking council for assistance in resolving the issue. A discussion ensued and council members agreed that the strata will not get involved in disputes between owners.

8.3 PROPANE OR GAS BARBECUE

The residents of one of the penthouse units has asked council for permission to have a gas or propane barbecue as there is no one above them who could be affected by any smoke. Council denied the request as the bylaws are clear that only electric barbecues are allowed.

8.4 CHANGE OF WINDOWS

The owners of units 3308 and 2708 have requested permission to replace some of their fixed windows to opening windows identical in style and color to other windows in their units. Council reviewed photographs showing what the opening windows would look like and agreed that there would be no change in exterior appearance. It was also noted that some owners have already been granted similar permission. It was moved and seconded to grant permission to replace two of the fixed windows in each unit with opening windows and that all costs associated with the installation are the responsibility of the individual owners.

MOTION CARRIED

8.5 DEDUCTIBLE REPAYMENT

An owner who is repaying the \$10,000 insurance deductible has asked to reduce his monthly payments from \$300 to \$100. Council discussed the request and after consideration, agreed to a reduction and will permit the owner to pay \$200 per month.

8.6 SMOKE COMPLAINT

A resident has written to council regarding cigarette smoke entering his suite from a unit below. A discussion ensued regarding cigarette smoking around the premises. Council is aware of residents smoking within their own units and that this smoke may drift towards others' suites. The strata cannot control smoking within peoples' own homes.

**RESIDENTS ARE REMINDED THAT THERE IS
NO SMOKING ON BALCONIES OR
ON COMMON PROPERTY AT THE VENUS.**

8.7 POOL HOURS AND NOISE COMPLAINT

A resident has written opposing impending changes to pool hours and noise complaints. Council considered the letter but agreed to continue with closure of the pool late at night and in the early hours of the morning.

9. NEW BUSINESS

9.1 EMERGENCY GENERATOR TESTING

The strata manager reported that it is difficult to test the emergency generator on a monthly basis without significant disruption to the owners. Council agreed that testing should continue as previously performed on an annual basis with the designated contractor.

9.2 FIREPLACE AND DRYER DUCT CLEANING

Fireplace and dryer duct cleaning will be organized in the near future for all residents. As in the past, this will be done on a sign up basis.

9.3 DECORATING COMMITTEE

The newly formed Decorating Committee had its first meeting on June 17. There were three council members and three owners at large in attendance. Two other owners were not present. The committee discussed various issues and agreed to hire a designer.

It was moved and seconded to hire a design consultant at a cost not to exceed \$2,000 to assist the Decorating Committee. This expenditure will be part of the \$100,000 lobby flooring and painting fund.
MOTION CARRIED

9.4 2009-10 BUDGET

Work on the new budget will begin soon in preparation of the Annual General Meeting. Council will consider various significant items that may be a part of the budget or presented as special assessments. Council acknowledges that there has not been any increase in strata fees for many years resulting in a possible cash flow problem and the elimination of all previous years' surplus funds. Council is well aware that there will have to be an increase in strata fees for the new fiscal year. A close evaluation of all financial factors will be made to ensure any increase in strata fees is not more than necessary to ensure solid financial stability at The Venus. Owners are reminded that funds from the Contingency Reserve Fund will be used to pay for the repairs to the pipes and boilers.

9.5 ANNUAL GENERAL MEETING

Council agreed that the Annual General Meeting will be held on Thursday, October 8, 2009.

9.6 QUESTIONNAIRE

A questionnaire will be prepared for all owners as part of the AGM package that will be mailed out. The purpose will be to assist the next council in decision making and provide an awareness of the owners' priorities.

10. NEXT MEETING DATE & ADJOURNMENT

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