

**LOCATION:**  
Meeting Centre – 2nd Floor  
1239 West Georgia, Vancouver, BC

**STRATA COUNCIL 2009-2010**

**PRESIDENT**  
Patricia Greenwood

**VICE-PRESIDENT & TREASURER**  
Bill Fraser

**LANDSCAPING  
& BUILDING MAINTENANCE  
& SECRETARY**  
John Beatty

**BYLAWS & RULES**  
Tracy Wotten

**SPECIAL PROJECTS**  
Vicki Cox

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**BAYWEST MANAGEMENT**  
**#300 - 1770 BURRARD ST.**  
**VANCOUVER, BC V6J 3G7**  
Office Line: 604-257-0325

**STRATA MANAGER**  
Leo Buonassisi  
  
Don Wong  
(Effective February 1, 2010)

E-mail: [dwong@baywest.ca](mailto:dwong@baywest.ca)  
Fax: 604-592-3679  
Direct Line: 604-714-1536

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

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

**CONCIERGE**  
Desk: 778-888-1185

**Strata Website:**  
[www.venusongeorgia.com](http://www.venusongeorgia.com)

**PRESENT:**  
Patricia Greenwood  
Bill Fraser  
Vicki Cox

**REGRETS:**  
John Beatty  
Tracy Wotten

Leo Buonassisi, Strata Manager  
Don Wong, Strata Manager

**1. CALL TO ORDER**

A quorum was established and the meeting was called to order at 7:00 pm.

**2. CEILING REPAIRS**

An owner attended the meeting to present the facts and action taken regarding a water leak in their suite which originated on January 4, 2010. The owner asked for Council's consideration for compensation for repairs to the ceiling. The owner then departed the meeting.

Council then prudently and carefully reviewed all the facts and information and unanimously agreed that the Strata will accept responsibility for the repairs as a result of holes being cut in the ceiling to investigate the leak. This action was taken as the Resident Manager believed that the source of the leak may have been from common area piping. The total repair cost has been estimated at approximately \$1,000.

Council requested the Strata Manager establish procedures for site staff to follow in case of future water leaks.

**3. ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of December 8, 2009 as previously distributed.

CARRIED

**4. RESIDENT MANAGERS' REPORT**

Tabled to the next Council meeting as Resident Managers, Vic and Aneta Hondru are on holidays, and returning February 1, 2010.

CARRIED

**5. FINANCIAL REPORT**

## 5.1 FINANCIAL STATEMENTS

Tabled to the next Council meeting.

CARRIED

Vice-President, Bill Fraser will also assume the position of Treasurer, effective immediately. President, Patricia Greenwood was previously acting as interim Treasurer.

## 5.2 ACCOUNTS RECEIVABLE

Twenty-two owners have not paid their special levy for lobby renovations as approved at the SGM held On June 11, 2009. The total outstanding at the date of this meeting is \$6,398.70.

Note: A \$50 per month penalty is levied against late payment of any instalments

Payment of the special levy is to be made by cheque only. Make cheques out to LMS 3963 and mail to Baywest Management or drop off at the Resident Manager's office.

Automatic bank payment is set up for strata fees only. Special levies cannot be taken from your bank account.

The amount of your levy can be viewed on the Venus's web site:  
*venisongorgia.com* (under Bulletins)

## 6. OLD BUSINESS

### 6.1 PAINTING AND CARPETING – HALLWAY AND 2ND FLOOR

Three quotes each have been obtained for painting and carpeting contracts that are within original budget estimates. Council requested confirmation of the quotes based on the specific painting and carpet options selected.

#### Painting

Based on the recommendation of the Decorating Committee, Council agreed that the paint to be used in the hallways will be the same as in the lobby to ensure there is continuity in colors throughout the Venus. On each floor the darker color will be used for the wall surrounding the elevator doors. The lighter color will be used for the wall facing the elevators and the corridors.

#### Carpeting

Council also endorsed the recommendation by the Decorating Committee of two carpet designs and agreed that owners should select their preferred design. It was agreed that the two carpet designs will be displayed with the paint scheme in the Meeting Room on the second floor from February 15 to 17, 2010 to allow owners to vote on the carpet. Ballots are to be deposited in the Council mailbox before 9 pm. on February 17, 2010. Council will be meeting in a special session to select the contractors.

### 6.2 WASHING MACHINE FLOOD

A second letter has been sent to an owner stating their flood was caused by a water leak from their washing machine as reported by the supplier's technician. Therefore, the \$10,000 strata deductible remains the owner's responsibility.

## **7. CORRESPONDENCE**

### **7.1 REALTORS IN LOBBY**

An owner has reported that realtors should not be conducting their business in the lobby, but should do so on the second floor. Council will monitor the situation.

### **7.2 NOISE VIOLATION**

An owner has requested that council reverse the recent \$100 fine levied against their strata lot for noise violations caused by their tenant. The tenant denies the violations. Council discussed the request and agreed not to reverse the fine as three noise violation notices had been previously sent to the owner by the Resident Manager. The noise violations were also confirmed with Concierge staff.

### **7.3 LATE NIGHT LAUNDRY**

A notice has been posted requesting residents to be considerate of their neighbours and minimize the use of laundry equipment after 11:00 pm. (Note: Other sources of noise after 11 pm should also be minimized)

### **7.4 ALTERATION REQUEST FOR REMOVAL OF WALL**

An owner submitted a request for partial removal of a wall separating the bedroom area from the kitchen area. The proposed purpose is to open up space. Council requested the owner provide more detailed information prior to approval.

### **7.5 LOBBY LIGHTING**

The redecorated Venus lobby is considered an to be an innovative, unique and architecturally pleasing application of "green lighting" that MP Lighting wants to use in their advertising. Council agreed to the use of the photos on the condition that the Venus be identified / credited.

## **8. NEW BUSINESS**

### **8.1 NEW STRATA MANAGER**

Effective, February 1, 2010 Don Wong will become the Venus's new Strata Manager. Don has been with Baywest for 6 years and looks forward to working with Council in the best interests of all owners. Strata Manager, Leo Buonassisi will be assuming a new position with Baywest. Council thanked Leo for his work.

To ensure a smooth transition, Leo will be initially assisting Don. Please refer to the strata information box on page 1 of these minutes for Don's contact information.

### **8.2 NON-RESIDENT USE OF FACILITIES**

Council discussed the use of the common facilities and agreed that residents may invite people as guests but not as clients.

Example: A resident who is a personal trainer cannot use the facilities to conduct their business.

### **8.3 SECURITY CAMERA RECORDING**

The Vancouver Police attended recently as a result of a resident's assault complaint and requested a copy of the video recording. Council agreed that all such police requests should be made to the Strata Manager.

### **8.4 TERRORISM INSURANCE**

The Strata's insurance broker, BFL Canada now offers Property Terrorism Insurance as strata buildings in the downtown area may be exposed to terrorism attack during the 2010 Winter Olympics. The Strata Manager will obtain the cost for such coverage for Council's consideration.

### **8.5 INSURANCE APPRAISAL**

An appraisal update prepared by Suncorp Valuations was received on January, 2010. The replacement cost of the Venus is \$64,455,600 which is lower than the current replacement cost of \$75,396,000. This decrease is primarily due to the decrease of construction costs in the Greater Vancouver area. An annual appraisal is required to ensure full coverage for the strata.

## **9. OTHER**

### **9.1 INSURANCE - HOMEOWNER COVERAGE**

It is crucial that an owner purchases homeowner insurance that not only protects their personal possessions but minimizes the coverage gaps between their insurance and that of the strata. Owners should contact either the insurer of their choice or the strata's insurance provider, BFL Canada at 604-669-9600 to purchase homeowners' insurance. It is an owner's responsibility to purchase homeowner insurance to protect their personal possessions. Homeowners' insurance should contain at least the following coverage:

- Contents insurance
- Liability insurance
- Improvements insurance
- Deductible insurance (Note: Venus's water deductible is \$25,000)
- ....and any damage to an owner's strata lot that is not covered by the strata's insurance policy

It should be noted that in event of a claim, there is minimal complication over liability or undue delays if an owner has their homeowner insurance policy with the strata's insurance provider.

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

There being no further business, the meeting was adjourned at 10:00 p.m. The next Council meeting will be held on Monday, March 8, 2010 at 7:00 p.m.

**Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.**