

**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**

Don Wong

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

Vic Hondru, Resident Manager  
Don Wong, Strata Manager

**1. CALL TO ORDER**

A quorum was established and the meeting was called to order at 7:05 pm.

**2. ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of January 21, 2010 as previously distributed.

CARRIED

**3. RESIDENT MANAGERS' REPORT**

Council reviewed the report as prepared by Vic and Aneta Hondru. Various issues reported were discussed to the Council's satisfaction. It was moved and seconded to accept the Resident Managers' report as presented.

CARRIED

Vic Hondru excused himself from the meeting.

**4. FINANCIAL REPORT**

**4.1 FINANCIAL STATEMENTS**

The financial statements from November 2009 to February 2010 had been reviewed by the Vice President & Treasurer, Bill Fraser. The results were discussed with Council and it was moved and seconded to accept the financial statements as prepared.

CARRIED

### **Special Levy – Lobby Renovations**

20 owners have not paid this special levy that was **due on July 1 and August 1, 2009**. The total outstanding is \$5,726.33.

### **Special Levy – Hallway Carpet & Painting**

29 owners have not paid this special levy that was **due on November 1, 2009**. The total outstanding is \$14,986.00.

### **Special Levy – Electronic Access Control System – REMINDER DUE MARCH 1, 2010**

122 owners have not paid this special levy that was due on March 1, 2010. The total outstanding is \$ 46,671.00.

**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 website:  
[venisongeorgia.com](http://venisongeorgia.com) (under Bulletins)**

## **5. OLD BUSINESS**

### **5.1 PAINTING AND CARPETING – HALLWAY AND 2ND FLOOR**

The carpet selected by an owners' majority vote was "Carpet A" (Zeus – Col: ZS987 – 20 Xenia). 37 owners voted for "Carpet A" and 11 owners voted for "Carpet B" (there were 3 spoiled ballots)

Council members, Patricia Greenwood, Bill Fraser and Vicki Cox met in a special session on Monday - February 22, 2010 with Strata Manager, Don Wong to count the ballots. Raincity was then selected as the carpet contractor and Quality Plus was selected as the painting contractor.

Notice will be posted for both carpet installation and painting once the dates are established.

### **5.2 EXTERIOR WINDOW REPAIRS**

As of the date of this meeting, 41 suites have submitted repair requests. Estimated repairs costs are approximately \$60,000. Council will now need to determine how these window repairs will be paid. Council will also investigate Fogbusters Window Repair Ltd. (Window Medics) a firm that specializes in moisture and condensation removal from thermal windows instead of expensive window replacement.

## **6. CORRESPONDENCE**

### **6.1 CIGARETTE BUTTS**

The owners of a 9th floor suite have reported there is constantly cigarette butts thrown onto their balcony.

**Reminder – Hazards Rule C) 7.1**

**No material, substances especially burning material such as cigarettes or matches shall be thrown out**

**or permitted to fall out of any window or any other part of the strata lot or common property.**

Residents must abide by the above rule for the safety of the building and residents and cleanliness.

## **6.2 FOOD BANK**

The Greater Vancouver Food Bank sent a letter thanking the owners and Council for the 2009 Christmas donation of \$500.

## **7. NEW BUSINESS**

### **7.1 FIRE EQUIPMENT REPAIR**

Mircom will be repairing fire equipment (charger and main boards) and testing fire alarm speakers in all suites on Thursday – March 18, 2010.

### **7.2 COMPACTOR MAINTENANCE AGREEMENT**

The strata will be renewing the compactor maintenance agreement with Smithrite Disposal Ltd. as it expires on April 1, 2010.

## **8. OTHER**

### **8.1 WINDOW CLEANING**

Red Lion will be scheduled to do the window cleaning in mid-April 2010. Formal notice will be posted with the exact dates and times.

### **8.2 CONCIERGE**

The Strata Manager will remind CMI Concierge that their staff need to be neatly attired with a degree of uniformity.

### **8.3 CHARGE BACK TO OWNER**

Council approved that a \$498.75 charge to recover video recording of a problem tenant for the Vancouver Police be charged back to the owner.

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

There being no further business, the meeting was adjourned at 8:45 p.m. The next Council meeting will be held on Thursday – April 15, 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.**