

THE VENUS LMS 3963

LOCATION:

Meeting Centre – 2nd Floor
1239 West Georgia, Vancouver
B.C.

STRATA COUNCIL
2010-2011

PRESIDENT/ TREASURER
Bill Fraser

**VICE-PRESIDENT
MAINTENANCE/LANDSCAPING**
John Beatty

**SECURITY
BYLAWS & RULES**
Patricia Greenwood
Vicki Cox

STRATA MANAGER
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CONCIERGE
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Strata Website:
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ATTENDANCE:

Bill Fraser
John Beatty
Vicki Cox

REGRETS:

Patricia Greenwood

Esthel Issa, Baywest Management Corporation

(1) CALL TO ORDER

The president called the meeting to order at 7:01 p.m. A quorum was established.

1.1 COUNCIL MEMBER

The president advised Payam Alai has resigned from Council and noted he will act as treasurer (in addition to president) for the remainder of the current fiscal year.

(2) APPROVAL OF PREVIOUS MINUTES

Following review of the minutes of the meeting held June 20, 2011; and there being no errors or omissions, it was moved and seconded to approve the minutes as distributed.

CARRIED

(3) RESIDENT MANAGERS' REPORT

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

CARRIED

It was then moved and seconded to purchase a small printer/photocopier for the concierge's use.

CARRIED

(4) BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 ELECTRONIC ACCESS

In follow-up to section 4.1 of the previous minutes, the strata manager reported Action Integrated Security has completed the installation of the new enterphone panels.

The installation of fobs on the pedestrian garage gate, on the inner door leading to P2 and on the garbage room door will commence shortly.

Following discussion of the estimate received for the replacement of locking mechanisms in some common area doors, it was moved and seconded to approve the estimate.

CARRIED

4.2 SECURITY CAMERA SYSTEM

In follow-up to section 4.2 of the previous minutes, Council reviewed the estimate from Action Integrated Security for the installation of cameras in the Venus' elevators. This item and the upgrade of the security system were further discussed and it was decided to defer this project to a later date to allow time to assess the impact of recent improvements in access control. Views of residents on the need for additional security upgrades (and concomitant Special Levy) could be solicited at the Annual General Meeting. **CARRIED**

4.3 BUILDING CAULKING

In follow-up to section 4.3 of the previous minutes the strata manager reported All Star Waterproofing & Restoration Systems Ltd has completed the exterior building caulking project, but has not yet sent the invoice/estimate for the extra work.

4.4 PARKADE REPAIRS

In follow-up to section 4.4 of the previous minutes, Council reviewed references provided by two firms for Libra Envelope Investments. .

As the references were positive, Council confirmed its decision of 20 June 2011 to hire the contractor to carry on with the repairs to walls and ceilings and to patch the membrane in the parkade. **CARRIED**

4.5 PLUMBING

In follow-up to section 4.5 of the previous minutes, Council reviewed an estimate/report prepared by Milani to improve 3rd floor drainage based on the recommendation of Flow Consulting.

Following discussion, Council directed the strata manager to follow up with Milani and request more details as to how they proposed to undertake the project, and particularly to confirm the duration of the work and the extent of inconvenience to residents. Milani should also be requested to coordinate associated civil work (drywall and exterior wall repairs) as part of the contract scope. An update will be provided at the next meeting.

4.6 WINDOW CLEANING

The strata manager reported Skywalker Hi Rises is waiting for clearance from Worksafe BC before proceeding with the project. An update will be provided at the meeting.

4.7 CARPET CLEANING

In follow-up to section 4.8 of the previous minutes, Council reviewed two estimates for the cleaning of the carpet in the common hallways/areas.

Following discussion it was moved and seconded to approve the contract prepared by Service Master for 4 cleanings per year. **CARRIED**

Subsequent to the meeting, the 1st cleaning was scheduled for July 28th and 29th. Notices will be posted.

4.8 ANNUAL GENERAL MEETING

In follow-up to section 7.2 of the previous minutes, Council further discussed items to be presented to the Owners either for approval or for discussion at the upcoming annual general meeting scheduled for September.

It was decided that the following items will be presented to the ownership for their consideration:

- Special levy for Gym change rooms upgrades
- Special levy for window replacement
- Amending the Bylaws to add a move-out fee

Council also discussed amending the Parkade Membrane Resolution of 2009 AGM so the funds already collected can be used cost-effectively for repairs to the parkade walls and ceilings and for patching the membrane as recommended by the building envelope consultant and not only for renewing the driving lane.

In addition, the strata manager along with Council members will do a walk-thru of the common areas of the building prior to the next meeting to determine if other upgrades/repairs should be included in the next fiscal year budget/AGM agenda.

An update will be provided at the next meeting.

(5) FINANCIAL REPORT

5.1 FINANCIAL STATEMENTS

Following discussion on the financial status of the Venus, it was moved and seconded to adopt the financial statements for the period ending June 30, 2011 as distributed. **CARRIED**

5.2 ACCOUNTS RECEIVABLE

The strata manager reported the total outstanding at the date of the meeting, in owner's strata fees (including late payment interest and charges) was \$27,794. Owners are reminded the strata fees are due and payable on the 1st of every month. Late payment penalty and fine will be applied to outstanding strata lot accounts. Liens will be placed on strata lot whose account is outstanding for three consecutive months as permitted by the Venus's Bylaws.

Council directed the strata manager to place a lien on a strata lot whose arrears have been outstanding for a few months.

5.3 OPERATIONAL 2011-2012 BUDGET

Council briefly reviewed a proposed 2011-2012 fiscal year budget prepared by the strata manager and the treasurer. This item will be further discussed at the next Council meeting.

(6) CORRESPONDENCE

Council subsequently dealt with the correspondence received and, where deemed necessary, the strata manager was directed to correspond with the various authors. Others will have their concerns addressed in the minutes or be contacted by a member of Council for a first-hand report.

(7) NEW BUSINESS

7.1 NOTICE OF CLAIM

The strata manager reported a Notice of Claim against the strata corporation was received from an owner who is disputing Council's decision regarding partial replacement of damaged cabinets in a unit.

It was noted the strata corporation's insurance has appointed a lawyer to look into this issue.

7.2 ELEVATOR

Council reviewed a report prepared by a representative of Fujitec Canada explaining why elevator # 1 was out of order for almost two weeks. The report indicated the elevator's drive that had to be replaced had to be ordered and then finely tuned. The contractor thanked residents for their patience during this repair.

Following discussion, Council directed the strata manager to arrange for Fujitec to return to the building and deal with the "vibration" issue still affecting elevator # 1.

7.3 ELECTRICAL

The strata manager reported an electrician had to be hired to investigate on-going concerns with lack of power in one of the units. It was noted the source of the problem appears to be in the meter stack which would be BC Hydro's responsibility to repair.

Council directed the strata manager to follow up with BC Hydro to confirm responsibility for the said-repairs and to ensure the repairs are completed as soon as possible.

An update will be provided at the next meeting

7.4 WATER LOSS

The strata manager reported the plumbing riser pipe on the 27th floor failed recently causing water damage to 5 units. The total cost to repair the damage is expected to be less than the insurance deductible, so a claim on behalf of the strata corporation will not be submitted. The provision in the current year's strata operating budget is sufficient to cover the costs.

It was further noted On Side has commenced the repairs.

(8) TERMINATION

There being no further business, the meeting terminated at 9:25 p.m. The next council meeting is scheduled for Monday, August 8, 2011 at 7:00 pm.

Please be advised that copies of Council & General Meeting Minutes should be retained for a period of two years. Copies of Council, General and Special Meetings are available on the Venus website.