

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
Esthel Issa
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ALL ACCOUNTING INQUIRIES
1-877-585-4411

BAYWEST MANAGEMENT
301-1195 WEST BROADWAY
VANCOUVER BC
V6H 3X5
24 Hour Line: (604) 257-0325

RESIDENT MANAGERS
Vic & Aneta Hondru
Suite: # 303
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Emergency Cell: 604-307-4704
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CONCIERGE
Desk: 778-888-1185

Strata Website:
www.venusongorgia.com

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 7:00 p.m. A quorum was established.

(2) APPROVAL OF PREVIOUS MINUTES

Following review of the minutes of the meeting held July 18 2011; and there being no errors or omission, 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

(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 fobs on the pedestrian garage gate, on the inner door leading to P2 and on the garbage room door.

Furthermore, the strata manager reported Action Lock has completed the removal of the locking mechanisms in some common area doors as previously requested.

Residents are advised the common area key will no longer work on any of those doors.

Council then directed the strata manager to ask Action Lock to remove the lock on the door from the P2 stairwell leading to the lobby.

Residents are also reminded the lock on the gym exterior door from the courtyard leading into the gym has been removed and that the door cannot be opened by key or fob from the outside.

4.2 PARKADE REPAIRS

In follow-up to section 4.4 of the previous minutes, the strata manager reported Libra Envelope Investments has commenced the repairs to the parkade area. The project should last 2 weeks. During that time, there may be disruption in accessing the parkade. Notices will be posted in the elevators as needed.

Owners of parking stalls requiring repairs will be contacted directly and will be provided an alternate parking stall for the duration of the repairs to their stalls.

4.3 PLUMBING

In follow-up to section 4.5 of the previous minutes, the strata manager reported she is still waiting for a reply from Milani Plumbing for the 3rd floor drainage issue.

An update will be provided at the next meeting.

4.4 ANNUAL GENERAL MEETING

In follow-up to section 4.8 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.

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

- Special levy for amenities improvements
- Special levy for window replacement
- Amending the Bylaws to add a move-out fee
- 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.

CARRIED

Owners are advised the Annual General Meeting is scheduled for **Thursday, September 29, 2011** at 7:00 p.m. , and will be held in the Ballroom. Notices will be mailed to the owners in early September.

(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 July 31, 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 \$21,962.

Owners are reminded they will not be allowed to vote at the upcoming AGM if the Strata Corporation is entitled to place a lien on their strata lot. Owners unsure of the status of their strata lot accounts should contact A/R at 1-877-585-4411.

5.3 OPERATIONAL 2011-2012 BUDGET

In preparation for the upcoming Annual General Meeting, Council reviewed the proposed budget for the 2011-2012 fiscal year.

Upon discussion, Council approved the proposed budget with some adjustments. Owners will receive a copy of the proposed budget with their Notice of Annual General Meeting. The budget and any amendments will be voted on by owners attending the AGM in September. It was noted that council is proposing a strata fee increase of approximately 7% this year.

(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 MOVES

Council directed the strata manager to apply a fine on a strata lot account of an owner who contravened the Move Bylaws by not booking the elevator with the concierge for the moving of a large piece of furniture. **CARRIED**

(8) TERMINATION

There being no further business, the meeting terminated at 9:05 p.m. The next council meeting will be held 1 September 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.