

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, January 23, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Mark Deppel
Irfaan Hafeez

REGRETS: Mona Zarbafian
Lawrence Keenan
Mike Jobani (Commercial)

STRATA AGENT: Alex Korecki, Korecki Real Estate Services Inc

CALL TO ORDER:

The meeting was called to order at 5:35 pm.

COUNCIL HEARING (5:40pm – 5:50pm)

The owner attended the meeting to discuss multiple noise and parking fines levied against his unit over the span of several months. Further discussion on the issue can be found under business arising, item 15; correspondence, item 8; and violations, item 3.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the December 13, 2018 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: It was agreed to defer the approval of the Financial Statements for the 4th months ending December 31, 2018.
2. Account Balances: Based on the bank statements, the current balances for the 4th months ending December 31, 2018 in the appropriate funds are as follows.
 - Total Operating Cash \$148,845
 - Total CRF Cash \$1,475,846.00
3. Arrears Report: As of January 17, 2019, total arrears for the Strata Corporation were \$42,677.16. Following courtesy arrears phone calls, 7 units owners have had liens filed against them.
4. CRA Payroll Fine: Despite numerous requests, Pacific Quorum has failed to provide records relating to the CRA payroll remittance discrepancies. As further legal action against them would not be economical, it was agreed not to pursue this issue any further.

5. Term Deposits: The remaining \$375,843.00 term deposit matured on January 5, 2019 has been placed into a one-year GIC with Blue Shore Financial at the annual interest rate of 2.70%.
6. Strata Fee Allocation: Following a meeting of the Strata Agent with the Council Treasurer, and clarifications of the sectioned strata conversion process, it was confirmed that there are no commercial / residential section strata fee allocation discrepancies.
7. Financial Audit: Financial audit quotes were reviewed from: Dong Russel Company Inc., RHN Chartered Professional Accountants, and KH Burnaby. It was agreed to proceed with auditing the 2019 year-end financial statements by Dong Russel Company Inc., at the cost of \$4,750.00 (plus tax).
8. Tax Filing: It was agreed not to proceed with the T2 Corporate Income Tax Return and T1044 Non-Profit filing for the 2018 year-end.

BUSINESS ARISING

1. Fines & Arrears – Civil Resolution Tribunal (CRT): A default order was previously received from the CRT, awarding the strata corporation \$2,350.00 in outstanding fines, which have since escalated to \$3,750.00. As the fees have not been paid, the Council agreed to initiate collections proceedings against the unit owner in question.
2. Tower Lobby Renovations: The Council reviewed a follow-up dispute letter from Rodrozen Designs, relating to a \$4,060.95 holdback resulting from several lobby renovation deficiencies. The Council previously agreed that the holdback was justified. As such it was agreed no to acknowledge any further letters from the vendor.

The Council continues to try to sell the onyx plates left over from the old lobby.

3. Building Exterior Painting: A quote was reviewed from Unitus Painting Ltd. to paint an overhang at level 38. Further discussion on the issue was deferred until the end of the fiscal period.
4. Roof & Patio Membrane: An interim roof and patio membrane repair quote was reviewed from One Paramount Construction. Additional quotes are still pending.
5. Swimming Pool: Flow Consulting has not been able to complete the previously approved feasibility study to change the pool disinfectant system. The Agent is sourcing alternative quotes.
6. Emergency Generator: Finning Cat is in the process of scheduling the annual testing and maintenance of the emergency generator system. The Agent is in the process of re-implementing the monthly generator test by the building staff as required by the building Fire Safety Plan.
7. Waste Management Contracts: The commercial and residential section Waste Management contracts have been approved and executed. They are subject to a 30-day termination notice at maturity in one year.
8. Commercial Recycling: Discussion on the location of the commercial recycling bins has been deferred pending council meeting attendance by the commercial section representative.
9. Telus Line Charges: To eliminate needless charges, the Telus enterphone line callback function has been disabled.

10. Kitchen Sink Drain Raisers: Montalbano Plumbing has completed the cleaning of the most critical kitchen sink raisers from units 305 and 407 at the cost of \$2,800.00 (plus tax).
11. Washing Machine Drain Raisers: To prevent backups, a washing machine drain riser cleaning quote was approved from Montalbano Plumbing at the cost of \$16,500.00 (plus tax). The work is in the process of being scheduled. This project was approved by the owners at the last AGM.
12. Electrical Vault Cleaning: Pro-Con Electrical Services is in the process of scheduling the triennial main electrical vault cleaning.
13. Sump Pump & Catch Basins Cleaning: Biennial sump pump and catch basins cleaning quotes were reviewed from: Ashton Plumbing and Heating, DMS Mechanical, and JJM Mechanical Group. It was agreed to proceed with Ashton at the cost of \$1,230.62 (plus tax).
14. Strata Insurance Renewal: In between meetings, insurance renewal quotes were reviewed from HUB Costal, and Caprice CMW. The insurance was renewed effective December 31, 2018 via HUB Costal at the cost of \$120,958.00 (tax incl.). The new policy has been posted on the Classico website. The insurance flood deductible remains at \$15,000.00.
15. Ongoing Noise Violations: Considerable number of fines have been approved and issued against a unit owner, relating to ongoing noise violations. The owner of the unit was subsequently invited to attend the Council meeting at which he noted that the fines are unjustified, and that he does not intend to pay them. The Council decided to initiate a Civil Rights Tribunal claim against the owner.
16. Water Leak: The building continues to experience sporadic water leaks from pinholes and failed soldering joints on the hot water supply lines. The leaks are repaired by the building staff and mechanical contractor. The Strata Agent is sourcing feasibility study quotes to determine the best long-term approach to rectify the issues.
17. Landscaping Contract: Landscaping contract renewal proposals were reviewed from Hoe! Hoe! Hoe! Gardening Services, the current service provider, and Craine Projects Ltd. The Council decided to renew the Hoe! Hoe! Hoe! Gardening Services contract at the cost of \$700.00/mo. (plus tax).
18. Telus Fibre Optic: A Telus Next Generation Fibre Optic Network Agreement was approved and executed, authorizing them to install high speed fibre optic connections in the building and granting them various rights and concessions.
19. Parkade Gates Remote Opener: The Agent is in the process of investigating the possibility of installing a long-range fob reader.
20. Party Room Equipment: As requested at the Annual General Meeting, the site supervisor has purchased new pool cues and Ping-Pong rackets.
21. Depreciation Report: Depreciation Report quotes were reviewed from BC Sciences, RDH Building Sciences, WSP Canada Inc., Morison Hershfield Engineering, and LDR Engineering Group. The Council will be meeting independently to review the quotes and select a suitable candidate.
22. Automated Garbage Room Doors: The Council decided not to consider automating the garbage room doors at this time.
23. Back Lane Parking and Traffic: Following Council's several complaints and interventions regarding back-lane traffic flow and parking, the City of Vancouver has installed no stopping

signage along some sections of the back lane. The building staff will be instructed to report violators to the City.

CORRESPONDENCE

Based on the Council previous decisions, the Strata Agent reported sending the following correspondence to owners:

1. A letter to unit owner regarding water damage and safety concerns.
2. A response letters to three units disputes regarding parkade gate rule violation.
3. A response letter to townhouse unit relating to their back-lane parking concerns.
4. A letter to commercial unit 1376/1378 W. Pender St. granting approval of their proposed renovation.
5. A response letter to unit owner rejecting their request to install a bird netting on the exterior of their balcony.
6. A response letter to unit owner regarding Pet bylaw violation.
7. A response letter regarding parking usage dispute.
8. An invitation letter to unit owners to attend the council meeting to determine payment of fines for noise bylaw violations and parking rule violations.

The council received the following correspondence:

1. Regarding alleged bodily injury on December 2, 2018 resulting from a tenant's jumping into the swimming pool while it was being drained for maintenance. The tenant did not submit any related medical records requested by the Strata Agent. As such, no further action was required at this time.
2. Regarding retroactive reassignment of the owners parking stalls. The council had previously rejected the owners request due to insufficient evidence and decided to maintain their original position.

BYLAWS AND RULES VIOLATIONS

1. Visitor Parking Rule Violation: A violation letter was sent to a commercial unit owner. The Council approved a fine of \$50.00 against the unit in question.
2. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. After review of the circumstances and owner's response, the Council decided not to impose fine.
3. Visitor Parking Rule Violation: A violation letter was sent to a unit owner. The Council approved an aggregate fine of \$100.00 for two separate violations.
4. Parkade Gate Rule Violation: A violation letter was sent to commercial unit owner. After review of the circumstances and owner's response, the Council decided not to impose fine.

NEW BUSINESS

1. Civil Rights Tribunal (CRT): A CRT Dispute Notice has been received from a unit owner, relating to several bylaw violation fines issued against the owner. The Council is in the process of filing a response.
2. Janitorial Contract: The Council approved a 5% service fee increase proposed by Bar-El Building Maintenance Ltd, the current janitorial contractor. The new monthly fee of \$3,885.00 (plus tax) becomes effective March 1, 2019.
3. Stationary Bicycle: Reports were received that the stationary bicycle has started making noise. Service has been arranged for.
4. Pending Tasks: It was noted that the following projects are coming due: backflow preventers testing, annual fire inspection, roof anchors testing, dryer vents cleaning, windows cleaning.
5. Building Manager Vacations: It was noted that the building manager will be on vacations from January 18 to February 18, 2019.
6. Pigeon Netting Installation – Civil Rights Tribunal (CRT): A CRT filing has been received from a unit owner, relating to their rejected by the Council request to install pigeon netting on the exterior of their balcony. The Council is in the process of filing a response.
7. 1366 W. Pender St. - Medi-Spa Renovation: In between the meetings, the Council approved a renovation request submitted by the unit owner. The Agent is in the process of issuing the required approval documents.

Termination

There being no further business, the meeting was terminated at 8:00pm. The next Council meetings has been scheduled for Wednesday, February 20, 2019 at 5:30pm


Alex Korecki, Dip.ULE
Strata Agent

Korecki Real Estate Services Inc.
"Service Without Compromise"
130 - 3751 Jacombs Rd, | Richmond B.C. V6V 2R4
Office: 604.233.7772 | Fax: 604.295.5771
E-mail: info@korecki.ca | Web: www.korecki.ca
LinkedIn | Twitter | Facebook

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www.theclassico.ca