

# MINUTES OF SPECIAL COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Monday, January 6, 2020 at 6:00 pm

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

**REGRETS:** Mona Zarbafian  
Renee Geragthy (Commercial Section)

**STRATA AGENT:** None

## **CALL TO ORDER:**

The meeting was called to order at 6:00 pm, a quorum was established.

- As it takes time to schedule and arrange owner/residents notifications Roman asked for approval to schedule (with Elite Fire Protection) annual fire equipment inspections at cost per their quote of \$4,915.00 - this was approved by the Council.

A general discussion ensued about coping with Cornel's resignation - specifically plans for the 'short term' to manage next several weeks.

- Roman advised 12-Jan-2020 is Cornel's last 'official day.' He will be on vacation the next few days, but, has generously agreed to handle emergencies and some weekend duties until the 12th.
- Surinder has been approached and, through end-of-January, will be on-call at night for emergencies. It was agreed that, as in the past, he'd be paid ~\$5. per day for such on-call duties + overtime if additional time required.
- Surinder has also agreed to some weekend duties through end-of-January, but, has declined a longer term commitment to 'extended hours.' This is expected to be ~ 4hours overtime per weekend day.
- For any emergent problems requiring 'handyman' duties .. it was discussed and approved that 'Adam' (BCT Contractor) and/or 'George Malburg' (Malburg Pump & Boiler) could be summoned and paid on a per job basis.
- Cornel has offered to keep some of his tools in 2nd floor 'workroom' .. it was approved that this would be OK, and, his tools might be used by building staff.
- Though not under obligation [since he has resigned as a 'regular employee'] it was reported that Cornel *may* be available in future for temporary duties - paid as a contractor - this was met with approval by the Council.

More discussion ensued about mid to long term plans to cope with loss of an '*on site manager*' such as Cornel.

- Lawrence offered to draft communication with Alex Korecki and Fernanda Mendo, strata agent.
  - inquiring how much time/effort/help Korecki Real Estate might provide for on-going building support .. particularly after-hours
  - seeking to clarify what role Korecki Real Estate provides [even for other properties] in terms of on-site supervision or emergency maintenance
  - requesting assistance in efforts to hire a "*new building manager*"

The Council approved outreach to Korecki Real Estate to clarify these matters.

- The Council also approved for Roman to inquire if CMI could provide a shift of security staff throughout February.
- Roman presented a 'notice for owners/residents' advising of Cornel's resignation and thanking him for his service. This was met with agreement by the Council.

Final topic concerned the massive changes in Strata Insurance per recent notices from (HUB) Hub International Insurance Brokers, the last year insurance provider.

- Lawrence/Roman will clarify with Korecki *if* our insurance is extended for 30 days (?) .. or if we are committed to renewal at \$244,767 (?), and, will ask to investigate other options or possibly invite HUB (or other insurers) to a future Strata Council Meeting to better understand our options going forward.
- The Council approved by vote to borrow additional funds from CRF for the much larger premium due (for now) assuming this would:
  - be paid back over time from operating budgetary fund allocation
  - also be ameliorated at next AGM when the much higher costs will almost certainly lead to higher Strata Maintenance Fees; it is assumed the much higher costs for insurance will be an on-going challenge in future years
- It was agreed that once insurance issues resolve in the short term .. Strata Council would commit to advising owners concerning:
  - the approximately additional \$102K 'borrowing' from CRF for current premium
  - need for higher Strata Maintenance Fees in next year's budgets (and likely beyond)
  - 'alert' that responsible owners will likely need to update their own home owner's insurance policies . . . to reflect massive increases in deductibles

There being no further business, the meeting was terminated at 8:10 pm.

#### **NEXT MEETING**

The next meeting is scheduled for Wednesday, January 22, 2020 at 5:30 pm.

#### ***Submitted by:***

Classico Strata Council

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