

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, January 22, 2020 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez
Lawrence Keenan
Mark Deppel
Mona Zarbafian
Renee Geragthy (Commercial Section) **5:55 pm to 6:20 pm**

STRATA AGENT: Fernanda Mendo, Korecki Real Estate Services Inc.

CALL TO ORDER:

The meeting was called to order at 5:30 pm, a quorum was established.

GUEST:

Grace Wang, Account Executive from Hub International attended the meeting to discuss the current insurance renewal increase in premium and deductibles.

The HUB's representative offered the Council a number of reasons for the premium to more than double for 2020. Including the great number of disastrous events worldwide that reinsurance industry had to cover and is now trying to recover through higher premiums also worldwide. And the fact that apparently insurers whom HUB uses are not interested in covering strata, so much so that HUB claims it had to use far more insurers at far higher premiums than the year before.

Also cited was higher valuation of our building (**not true, the value of our property has gone up only a 3 percentage points in 2019**) and one outstanding flood claim (true).

The Council inquired if there were any actions that could be taken to minimize future premiums but received no constructive answers.

The Council thanked Ms. Wang for her presentation.

Note to Owners:

Effective December 31, 2019 the following deductibles have been significantly increased from \$15,000.00 in last year:

- Water Damage: \$250,000.00
- Backup of Sewer, Sumps, Septic Tanks or Drains: \$250,000.00
- Flood Damage: \$250,000.00

The Summary Coverage Sheet is attached.

The owners are recommended to obtain coverage for the above deductibles under their home insurance policy.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the December 11, 2019 and January 6, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for December 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for December 2019.
2. Account Balances: Based on the bank statements, the current balances for the month ending December 31, 2019 in the appropriate funds are as follows.
 - Total Operating Cash - \$185,661.00
 - Total CRF - \$1,682,7918.00
3. Arrears Report: The total arrears for the Strata Corporation net of prepaid strata fees remains high at \$23,933.40 The Strata Agent will continue collecting the arrears with due diligence.
4. Insurance Renewal: It was **MOVED / SECONDED** and **CARRIED** to borrow \$244,767.00 from the Contingency Reserve Fund for the payment of the Strata Corporation insurance premium for 2020.
5. Financial Audit August 31, 2019: The final version of the audit was distributed to all owners and posted on the Strata Corporation website.
6. Strata Tax Returns: The Income Tax Act requires all corporations, including condominium corporations, to file an income tax return each year, even if they are exempt from paying tax. Although our Strata Corporation never filed tax returns, on the advice of the auditor, to avoid any potential penalties, the Council decided to file it this year. The Council approved preparation and filing of the tax returns by Dong Russell, CPA.

BUSINESS ARISING

1. Staff- Daily Activities Log: The Building Staff provided daily logs as required by the Council.
2. Flood at level 2: On January 1st, 2020, a water leak from the swimming pool circulation system resulted in significant flood at level 2 corridors, including part of the residential lockers. The staff, contractors and Council attended it to mitigate damage. The residents were advised to check the content of their lockers for potential damages and report them to their unit insurance provider.
3. Annual Fire Inspection: The Council approved a quote from Elite Fire to conduct the annual fire inspection, scheduled for March 10th to 13th. Relevant notice to residents and owners will be provided well in advance.
4. Landscaping Fee Increase: The Council approved the contractors' modest monthly fee increase of \$25.00, which according to the contractor, results from a general labour cost increase. For comparison reason, the Council will seek competitive quotes from other contractors.
5. Snow Removal: The snow removal services were arranged through Bar-El Building Maintenance with the labour cost at \$450.00 per visit for snow removal and salting, and at \$225.00 per visit for salting only.
6. Building Manager Position Vacancy: As reported in special notices to owners, Cornel Berceanu, building manager resigned as of January 13, 2020. With assistance of the Property Management company, the Council initiated search for a Building Manager. Applications from individual candidates and proposals from companies providing this type of service will be considered.

7. Garbage and Recycling - disposal charge rate increase: Following Council's request for clarification, the representative at Waste Management responded that the increase results from a disposal fee increase by Metro Vancouver.
8. Roof Anchors: SCS Materials Engineers is in the process of scheduling the inspection in mid to late March 2020.
9. ICBC claim - resident's car damage: Following a report from a resident, it was verified that on October 23, 2019 at approximately 3:30pm the resident's car antenna was impacted by the residential parkade gate closing prematurely. Elite Doors attended the failure of the gate the same day and completed the repairs the next day. The resident filed a claim with ICBC. In response to ICBC's request, Strata Agent confirmed the incident. ICBC is preparing subrogation documents for the claim cost recovery.
10. Civil Resolution Tribunal (CRT) - Order: Strata Corporation's legal counsel is in process of filing the CRT Order at the provincial court to collect outstanding debt from the owner.
11. Rule No. 9: Pets in Building: Following review of the final amendment proposal to the Rule No. 9, it was **MOVED** and **SECONDED** to adopt the amended Rule No. 9.
The Council voted:
In favour - 4; Against - 2, **CARRIED**.
The Strata Rule No. 9 becomes effective January 23, 2020.

Rule No. 9: PETS IN BUILDING

This Rule applies in addition to provisions of the Strata Bylaws R.8 – Pets.

Without prior permission from the Strata Council, pets are not permitted in:

- Party Room;
- Meeting Room;
- Guest Suite;
- Swimming Pool; or
- Exercise Room

Pets must be taken in or out of the building through the third-floor back lane entrance or through parkade level P1, with the following exceptions:

- (1) *Pets are permitted to be carried through the lobby at all times; and*
- (2) *Pets are permitted to be walked through the lobby, on leash, between 11:00 pm and 6:00 am*

Residents are not permitted to loiter in the lobby with their pets.

12. Civil Resolution Tribunal (CRT) Parking Assignments: A dispute filed at CRT by one of the owners related to parking stalls assignments, and responded to CRT by the Strata Corporation, is awaiting adjudication.
13. Civil Resolution Tribunal (CRT) Claims: The Council is in process of filing various claims for outstanding debts to the Strata Corporation.
14. Back Lane Parking: The Council is in the process of locating proper contact at the City of Vancouver to legally designate and appropriately mark two Classico's loading zones at the back lane.
15. Exercise Equipment Replacement: In view of the Strata Corporation financial difficulties, resulting primarily from a significant increase in the insurance premium, the Council decided to defer the purchase of refurbished elliptical machine at the previously approved expense of \$2,500.00.

CCORRESPONDENCE

The Council reviewed the following correspondence received or sent to the date of this meeting. The Strata Agent will respond as per the Council's instructions.

1. Electrical Vehicle Charge: The Council was provided with the residents' response regarding the charge. The charge will not be reversed.
2. Visitor Parking Gate Rule Violation: A response from a Commercial owner regarding the visitor parking gate violation letter.
3. Parkade Gate: The respective resident responded to the bylaw infraction letter.
4. Pigeons droppings: An inquiry if balcony netting installation is allowed. The Council requested to provide detailed plan of a horizontal netting installation.
5. Dryer vent water dripping: An owner reported dryer vent water dripping and paint peeling off on the balcony ceiling. The Council approved to have the vent inspected, cleaned and provide a report by a qualified contractor. The touch-up painting of the balcony ceiling will be addressed during warmer weather.
6. Flood Repairs - Outstanding - Open Insurance Claim: The Strata's insurance adjuster advised that they are still waiting to hear back from the Strata lot owner to complete the post flood restoration. The Council directed Strata Agent to respond back informing that the delay in resolving this claim was one of the reasons for a significant increase in both, the Strata Corporation's insurance premium and water damage deductible.

BYLAW AND RULES VIOLATIONS

The Council reviewed and discussed the following correspondence sent for various bylaw and Rule infractions:

1. Water Leak - Bylaw Violation: The Owner and Tenant of commercial unit were advised to repair the leak. The Council approved a fine of \$200.00.
2. Visitor Parking Rule Violation: The Council approved a fine of \$50.00 for rule violation.
3. Oil Spill in Parking Stall: The Owner failed to clean the spill by the imposed deadline. A charge of \$45.00 was applied for a cleanup by the building staff.
4. Water Overflow from Balcony & Smoking: The Council approved a fine of \$200.00 for bylaw violation.
5. Pet Rule Violation: The Council approved a fine of \$50.00 for rule violation.
6. Parkade Gate Rule Violation: The Council approved a fine of \$50.00 for rule violation.
7. Noise Bylaw Violation: The Council approved a \$200.00 fine for the noise bylaw violation and charged the unit account in the amount of \$45.00 for a night intervention service provided by the building staff.
8. Smoking & Noise bylaws violation: The Council approved an aggregate fine of \$200.00 for bylaws violation.
9. Visitor Parking Rule Violation: The Council approved a fine of \$50.00 for rule violation.

Please note that owners or tenants must address all their issues in writing and direct it to the Strata Council via Korecki Real Estate Services Inc. to the attention of the Strata Agent, Fernanda Mendo, fernanda@korecki.ca.

Please be reminded that as per Section 135 of the *Strata Property Act* and in line with the Strata Corporation policy, owners/tenants have 14 days to respond to the complaint or contravention of a bylaw or rule, or to request a Council Hearing. If a response is not received within this period, the Council may impose a fine or other penalty for contravention of the bylaw or rule.

NEW BUSINESS

1. Emergency Generator - Annual Inspection and Test: The Council approved a quote from Finning Power Systems in the amount of \$1,826.43
2. Elevator Entrapment Emergency Response Procedure: The form received from Richmond Elevator will be filled out and returned to the elevator company. The Emergency contacts are in the following order:
 - (1) Korecki Real Estate Services
 - (2) Building Staff
 - (3) Council President
3. Visitor Exit Gate Breach: January 9th at 11:32 AM - Breach to visitor parkade while the exiting car failed to wait for the gate to close. Potential thief was intercepted and escorted out by the security guard. The car exiting visitor parkade could not be identified. All owners and residents are reminded about the requirement of Strata Rule No. 5.

RULE No. 5: PARKADE GATE PROCEDURE

All drivers, bicycle riders and pedestrians must wait for the parkade gate to close completely when entering or exiting the parkade. Drivers must not tailgate, honk, or otherwise attempt to follow behind another car. All drivers must swipe their fob/card, or use the entry intercom to be allowed in. Residents are responsible for ensuring their guests comply with these rules.

4. Emergency and Non-Emergency Responses: Following resignation of the live-in building manager, a redefined emergency and non-emergency procedures were provided to all owners, residents and Property Management company.
The owners and residents should call:
Building staff: 604-202-2868
Korecki Real Estate Service: 604-233-7772
The owners and residents are requested not to use text messages in communicating with the above. They will not be responded to.
5. Rental Conditions: The Council became aware that some units may be in violation of the Strata Corporation Bylaw R.4 - Use of Property, R.12 - Rentals, and municipal occupancy regulations. The Strata Agent was directed to verify it with the City of Vancouver.

OLD BUSINESS

The following item is still in progress or requiring later follow-up:

- Roof and patio membrane repairs were deferred pending review of the Depreciation Report.

TERMINATION

There being no further business, the meeting was terminated at 9:00 pm.

NEXT MEETING

The next meeting is scheduled for Wednesday, February 26, 2020 at 5:30 pm



Fernanda Mendo

Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

605 – 1166 Alberni St | Vancouver B.C. V6E 3Z3

Office: 604.233.7772

E-mail: info@korecki.ca | Web: www.korecki.ca

LinkedIn | Twitter | Facebook

ONLINE ACCESS TO CLASSICO

www.theclassico.ca

MEMORANDUM

TO: Owners, The Classico – BCS460
FROM: Korecki Real Estate Services
DATE: Tuesday, January 28, 2020
RE: Insurance Renewal

Please be advised that the insurance policy for your strata corporation has been renewed with **HUB Costal Insurance Brokers** effective **December 31, 2019** to **December 31, 2020**.

Due to current market conditions insurance deductibles have increased drastically, deductibles of note:

Water Sewer	From: \$15,000.00	To: \$250,000.00
Sewer Backup	From: \$15,000.00	To: \$250,000.00

A copy of the insurance certificate is enclosed and should be forwarded to your personal insurance broker to ensure adequate coverage and strata chargeback protection.

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for any individual contents, betterments, or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own insurance for this coverage, including any and all improvements. You should contact your home insurance company to determine if you have this coverage or not.

Summary of Coverage

Named Insured:	The Owners of Strata Plan BCS 460 The Classico
Additional Insured(s):	Korecki Real Estate Services Inc.
Location Address(es):	1328 to 1378 Pender Street W, Vancouver, BC V6E 4T1, 601 to 649 Jarvis Street, Vancouver, BC V6E 4T1 & 602 to 638 Broughton Street, Vancouver BC V6G 3K3
Policy Period:	December 31, 2019 to December 31, 2020 12:01 a.m. Standard Time

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Extended Replacement Cost 130%	\$150,000	\$104,000,000
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$250,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$250,000	Included
Earthquake Damage	15%	Included
Flood Damage	\$250,000	Included
Key and Lock Replacement	Nil	\$25,000
Rental Income - Profits Form - 12 Month period of indemnity		\$6,000
BLANKET EXTERIOR GLASS INSURANCE		
	Residential	\$100
	Commercial	\$250
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit	\$500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>		\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Non-Owned Automobile - SPF #6 - <i>Per Occurrence</i>		\$5,000,000
STRATA DIRECTORS & OFFICERS LIABILITY		
Primary Policy Excess - Master Policy # 530500785	Nil	\$20,000,000
Cyber Security and Privacy Liability		\$250,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE		
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 7.5x Annual Salary		\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty	Nil	\$1,000,000
Broad Form Money & Securities	Nil	\$60,000
Program Aggregate Limit		\$10,000,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$104,000,000
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
V Business Interruption		\$6,000
PRIVACY BREACH SERVICES		
	Nil	\$50,000
TERRORISM		
	\$500	\$500,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

December 30, 2019 - E&OE