

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, January 5, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Peter van Diepen - Vice President
Irfaan Hafeez
Mark Deppel

Regrets

Lawrence Keenan
Renee Geraghty
Sonny Shergill, Strata Agent, West Coast Property Management LTD

Call Meeting to Order

Roman Piechocki, President & Treasurer, calls the meeting to order at 5:30PM

Approval of Council Meeting Minutes of Wednesday, November 24, 2021

It was **MOVED, SECONDED**, and unanimously **CARRIED** to approve the Strata Council Minutes of Wednesday, November 24, 2021, as previously circulated.

Review of Financial Information

1. Monthly Statements

The Treasurer reported that the September, October & November financial statements are still under review and will be approved at the next council meeting. A meeting with the Property Management is expected to be arranged in January 2022 to address current problems with the Strata's accounting procedures.

2. Account Balances

The current balances based on bank statements for the month ending November 30st, 2021, in the appropriate funds are as follows:

- A. Total CRF: \$2,077,311 (It includes prepaid insurance premium)
- B. Total Operating Balance: \$60,161.00

3. Arrears Report

As of January 4, 2022, total arrears were \$91,825.75. Most arrears were attributed to special levies/strata fee catchup payments, and fines. The Council instructed Strata Agent to start applying fines for the late payments of the Strata maintenance fees in line with the Strata Corporation bylaw:

R.2.2 All strata fees are due and payable no later than the first business day of each calendar month. Fees received later than the appointed time will be subject to a fine of \$50 per month

for each and every month that payment is late to be levied by the strata management company.

4. CRT Claim - Status Report

One Unit's Payment Plan's amount was not received, 21-day Lien Letter was sent to owner.

5. Investments

Contingency Reserve Fund (CRF) Residential - The Council approved to:

- Reinvest at First West Credit Union (FWCU) the current GIC in amount 1,022,041 for one year at 1.2%,
- Transfer \$300,000 of CRF (Residential) from Vancity Credit Union (current banking with West Coast Property Management LTD) to FWCU and invest for one year as GIC at 1.2%.

These two amounts were requested to be combined into one account.

6. Refunds

- PST refund from Ministry of Finance for gas charged by Fortis - Applied for in June 2021, awaiting response
- Reimbursement from provincial Ministry of Finance for staff member on COVID-19 quarantine for two weeks - Applied for on November 29th, 2021, awaiting response. (Reference number: 09385MIQ56)

Business Arising

1. Strata Insurance Policy

Strata policy expired on December 31, 2021 - HUB International policy proposal for 2022 was approved by the Council. The policy will be distributed to all owners and posted on the Classico website.

2. Pinnacle International (Developer) Parking Rental

The monthly fee for December 2021 and charge for five fobs were invoiced by the Strata Agent. The payment has not been received yet. No external parking rental has been arranged yet.

3. Isolation Valve (Cold Water Supply Line - Installation Proposal)

The project was approved by the owners at the Annual General Meeting. Two competitive quotes for the installation of the valve have been arranged by the Strata Agent. - Awaiting response.

4. Pump Room Flood - November 10, 2021

One of the irrigation pipes disconnected during an attempt to winterize the irrigation system. The damaged by flood fire sprinkler electrical module was replaced by Elite Fire. Malburg Pump & Boiler repaired the damaged irrigation line. Winterization of the irrigation system was completed by the staff.

5. Water leak (Ceiling in commercial section corridor - level 1)

Detected November 3, 2021. The source of it was determined on November 18 - drain line from a back lane townhouse balcony. Minor rainwater leaks sporadically continue - they are monitored by the building staff.

6. Water feature

Following requests presented at the last AGM, the building staff is in the process of reactivation of the system.

7. Glass canopy shattered (1382/1386 W. Pender St - Axis Hair Salon)

Noticed and reported on November 18, 2021. Following Council's approval of a quote from Extreme Glass, the Strata Agent arranged its replacement.

8. Common area carpet repairs and Guest Room cleaning

Glory Carpet completed carpet stretching on three floors, and steam cleaning of a guest room mattress and headboard. The building staff replaced the failed guest room TV set with a new one.

9. Break & entry to commercial unit at 1362 W. Pender St. - Friday, December 24, 2021

The incident was reported to VPD, broken window was secured. The Council approved a quote from Extreme Glass to replace it and instructed Strata Agent to arrange it.

10. Gas Consumption Efficiency Project

To follow up on AGM concerns about rising gas costs and clarify gas efficiency options to residents the following actions were taken on by the Council:

1. Following Council's request, the Strata Agent contacted FortisBC to clarify rate renewal and savings options.

Fortis responses as of December 2021 included:

"There is currently no commercial rebates program for fireplaces."

FortisBC uses a "rate calculator" that determines the best rate from your historical usage, *"The calculator is suggesting you are saving \$11,967.30 annually on RATE 5 vs other rates."*

2. A Council member continues to investigate gas fireplace renovation options for owners looking for energy efficiency, and convenience of remote control start up and shut off.

Correspondence

Based on the Council's previous decisions, the Strata Agent reported sending / receiving the following correspondence:

1. EV charging in Commercial Section Parking

Following complaint about EV charging in the parking, the driver of the car was identified as a visitor of a resident on 30th floor. The charging cable was disconnected, and the resident advised that charging EV in Classico has been disallowed.

2. Guest Suite Rental Reimbursement

An owner requested partial refund for the recently rented Guest Suite citing presence of mouse, less than ideal cleanliness and low room temperature. After review of circumstances of the case, the Council decided not to grant a refund, particularly because the mouse was removed,

and the guest stayed through the time reserved. The Council generally is not inclined to offer refunds since amenities of Classico are not run as a 'business' that would refund for minor issues.

Beyond recent replacement of TV (as cited earlier in these minutes) and shower renovation in past several of years Council assumes Guest Suite, though aging, is not in need of extensive work; in future further enhancement or renovation of the Suite might be considered. The Council remains open to proposals noting that owners' approval at AGM would be required for any significant expense.

Bylaws and Rules Violations

1. Bylaw Violation - Noise

The Council approved a \$200.00 bylaw violation fine to a 12th floor unit owner.

2. Bylaw Violation - Use of Property - Christmas tree

After reviewing the 15th floor resident's dispute, the Council decided not to fine the resident for this violation.

3. Rule Violation - Visitor Parking

The Council rejected the owner's dispute and approved a \$50.00 rule violation fine to a 12th floor unit owner.

4. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 31st floor unit owner.

5. Bylaw Violation - Rentals

The Council approved a \$200.00 bylaw violation fine to a 7th floor unit owner.

6. Rule Violation - Visitor Parking

The Council rejected the owner's dispute and approved a \$50.00 rule violation fine to a 7th floor unit owner.

7. Bylaw Violation - Garbage Disposal

The Council rejected the owner's dispute and approved a \$200.00 bylaw violation fine to a 27th floor unit owner.

8. Bylaw Violation - Rentals - Short Term

The Council approved a \$500.00 bylaw violation fine to a 16th floor unit owner.

9. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 24th floor unit owner.

10. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 24th floor unit owner.

11. Bylaw Violation - Garbage Disposal

The Council rejected the owner's dispute and approved a \$200.00 bylaw violation fine to a 24th floor unit owner.

12. Bylaw Violation - Noise

The Council rejected the owner's dispute and approved a \$200.00 bylaw violation fine to a 37th floor unit owner.

13. Bylaw Violation - Use of Property - Operating Business

The Council rejected the resident's dispute and approved a \$200.00 bylaw violation fine to a 16th floor unit owner.

14. Bylaw Violation - Rentals

The Council approved a \$200.00 bylaw violation fine to a 20th floor unit owner.

15. Noise complaint - Bylaw Violation

After reviewing noise complaints from 11th floor unit resident, because of absence of suitable verifications, the Council decided not to fine an alleged violator. The Council instructed the Strata Agent to advise the complainant accordingly.

New Business

1. Order of the Provincial Health Officer (PHO) - December 21, 2021

Following the Order of PHO, the Council decided to close the Party Room for organized parties. Appropriate notice has been distributed to all owners and posted in the building.

2. Snow Removal

The Council instructed the Strata Agent to send a thank you note to residents from 5th and 10th floor for helping with snow removal during recent inclement weather. Also, the Council asked the Strata Agent to instruct the building staff to step up efforts to remove snow promptly since there were several storms, and complaints from residents.

3. Lighting Fixtures

Minor lighting fixture replacement has been completed by George Malburg, mechanical contractor. It is proposed to retrofit any failed Compact Fluorescent Light fixture with energy saving LED light components. Several broken glass shades of external light fixtures will require replacement. The building staff was advised to use due care in working with them as they are fragile and expensive.

4. Major Projects - to be arranged

February/March 2022 - Annual Emergency Generator test

March 2022 - Annual Fire inspection

March 2022 - Backflow preventers testing

April 2022 - Annual Roof Anchors inspection (after fire inspection)

April/May 2022 - Windows cleaning and Dryer Vents cleaning (after roof anchors testing)

5. AGM - General Discussion

1. Plumbing piping concerns - There was a brief discussion regarding the aging of the PVC piping at The Classico. Council President briefly explained and discussed the current issues. Council will revisit the discussion at the upcoming council meeting.

Further research to mitigate problems being done by the Strata Council - especially President. (See chronology of pinholes remediation activities - attached)

2. Mailroom Camera - There was some discussion regarding the installation of a mailroom camera, this will be taken into consideration by the new council and discussed at the upcoming council meeting.

It would be expensive and impractical.

3. FOB Access to mailroom - There was a request from an owner to install a door with FOB access to the mailroom to ensure the safety of the mailboxes. Council will discuss this upgrade at the upcoming council meeting.

Securing access to mailroom would be not practical and expensive to remodel the lobby.

4. Package Deliveries - There was a discussion regarding the deliveries of packages on site. An owner recommended the packages be placed in the conference room once delivered. Council will review the request at the upcoming council meeting.

There is no staff to manage storing packages in the Meeting Room. Council will post a sign in the mailroom that "Any Packages left by Delivery Services are at residents' own risk."

5. P2 Breaker - There was a discussion regarding the P2 electrical breaker. A brief discussion ensued, and council will review options moving forward.

(See Minutes, November 24, 2021 - New Business: 2) Electric Vehicles Charging)

6. Water Feature - There was a request from an owner to restart the water feature on site. Council will discuss and review options at the upcoming council meeting.

(See Business Arising above)

7. Electrical Vault Cleaning (Raised by Commercial Section) - There was a brief discussion regarding the electrical vault cleaning. It was requested that management arrange the cleaning after business hours.

Triennial Dual Radial Primary Electric Vault Service and Testing

Last Service: July 2019 (Two separate days; overtime for night service - extra cost charged to Commercial Section account)

RESA POWER SERVICE

Richmond, BC V6V 0A5 604-303-9770

info.vancouver@resapower.com

Termination of Meeting

There being no further business, the meeting was terminated at 7:50pm. The next council meetings have been scheduled for:

5:30pm, Wednesday, February 16th and Wednesday, March 30th, 2022.

Submitted by: Mark Deppel and Roman Piechocki, Strata Council members

ONLINE ACCESS TO CLASSICO

www.theclassico.ca

Addressing Pinholes Water Leaks

Minutes – February 20, 2019

Water Leaks: The building continues to experience sporadic water leaks from pinholes and failed soldering joints on the hot water supply lines. Feasibility study and quotes to determine the best long-term approach to rectify the issues were reviewed from: Geoclima Mechanical Engineering, Flow Consulting, BMS Plumbing & Mechanical and Cambridge Plumbing Systems Ltd.

Roman's summary to Council – September 21, 2019

Pinholes solutions - brief update

One of the many issues affecting the final depreciation report is our position related to pinholes in the hot water distribution system. Essentially, what remedy we would like to proceed with in the nearest future.

As you may recall, we have solicited proposals from several contractors. Here are two potential solution offers, both net of GST:

Epoxy pipe lining - \$1,040,000

Re-piping - 1,600,000 - 2,000,000

Having reviewed a paper from BC Housing published in CHOA journal related to pinholes and alternatives to domestic water system re-piping (attached), to reach any meaningful proposition on it, I thought it would be prudent to review an additional option, the water management system.

After consultation with Peter and Lawrence, I have requested a meeting with Hytec Water Management, a local contractor specializing in this field.

On Monday, September 16, all three of us and Cornel met with Richard Lobb, Hytec Water who presented their alternative method of remedying the pinholes problem. You may want to familiarize yourself with it at <https://hytecwater.com/>

Hytec Water proposal (66 months commitment)

System and service including consumables

Backflow valve, plumbing, permits and fees

Total - 2,280 per month (including taxes) - For 66 months - 150,480

(It drops to 1,251 monthly after 66 months)

After review of the proposal, testimonials, and comments from cooperating buildings, we have decided to defer the decision for about a year. In the meantime, in consultation with George Malburg, review and adjust our system's water flow and temperature, being two out of several factors causing pinholes in the copper pipes of the domestic water supply in Vancouver high-rises.

Malburg Pump & Boiler Proposal – March 25, 2020

Malburg Pump & Boiler recommendation to mitigate pinholes in the DHW - Boilers Level 2

The current situation:

There are 8 boilers in the second-floor boiler room. Four of them provide only space heating for the lower part of the building (plus they heat the pool and spa). Four boilers also heat domestic hot water (DHW). All the space heating by the 8 boilers is managed by two staging controls, turning them on and off when required.

The four boilers that also heat DHW are boilers 4 to 7. Each boiler has its own temperature sensor in the same DHW tank. Currently boiler 4 has a setpoint of 52 degrees Celsius, boiler 7 has a setpoint of 50, boiler 5 has a setpoint of 48 and boiler 6 a setpoint of 46 degrees Celsius.

Most of the time there is little DHW demand, and only boiler 4 fires, to a setpoint of 52 C. As demand increases beyond the capacity of boiler 4, DHW temperature drops, eventually going below 50, and boiler 7 goes into action as well. As DHW demand increases further, DHW temperature drops below 48, boiler 5 comes into action as well. As DHW demand increases even further, DHW temperature will further drop and boiler 6 will join the action.

I don't know to what extent this happens, nor do I know how much the temperature supplied at the outlet of the system drops as load increases. Recently, both boilers 7 and 4 were out-of-service and the temperature in the tanks dropped to about 46 degrees.

Recommendation:

Install a staging controller (Tekmar 274). It would control boilers 4 to 7 to produce DHW with only one sensor. Out-of-service boilers should have no effect on the setpoint, and the setpoint would remain the same as demand increases. This would result in tighter control of the DHW temperature, and one could reduce the setpoint, resulting in less corrosion. This kind of system is employed in the Viessmann only equipment in the roof boiler plant.

Cost: Tekmar 274 - \$1,168 new or \$250 used, plus about \$250 for other parts, and about \$1,500 in labour.

Total cost:

a) New Tekmar controller

Controller	1,168
Parts	250
Labour	1,500
<u>Subtotal</u>	<u>2,918</u>
<u>GST</u>	<u>146</u>
Subtotal	3,064
<u>Contingency</u>	<u>300</u>
TOTAL	3,364

b) Used Tekmar controller

Controller	250
Parts	250
Labour	1,500
<u>Subtotal</u>	<u>2,000</u>
<u>GST</u>	<u>100</u>
Subtotal	2,100
<u>Contingency</u>	<u>200</u>
TOTAL	2,300

Malburg Pump & Boiler recommendations to mitigate pinholes - DHW recirculation

At Classico, there are three recirculation systems: lower (floors 1 to 15), mid (floors 16 to 27) and upper (floors 28 to 38).

The best way to reduce erosion or corrosion in the copper pipes is to use variable speed pumping in the domestic hot water (DHW) recirculation systems, by controlling the recirculation water temperature. This would provide close to no flow when there is no need for recirculation during high DHW draw periods, and high flow when there is little demand for DHW in the building. This strategy would have the effect of reducing maximum flow, thus reducing corrosion, and delaying the need for pipe replacement.

Recommendations:

Option 1 (*subtitle mine*)

A not yet proven method would be to utilize the existing pumps, with a Tekmar 361 variable speed controller at a cost of approximately \$810 each. Labour and other materials would be \$400 each, plus time for optimization. Classico uses two such controllers in the pool mechanical room for keeping air temperature constant.

Option 2 (*subtitle mine*)

If the Tekmar control does not work satisfactorily, I propose Grundfos pumps at a price tag of \$3000 to \$3800 each. I have installed such pumps successfully in another building.

George A. Malburg
Malburg Pump and Boiler Ltd.

Total cost:

Cost of Option 1.

Controllers (3)	2,430
<u>Labour + parts (3)</u>	<u>1,200</u>
Subtotal	3,630
<u>GST</u>	<u>182</u>
Subtotal	3,812
<u>Contingency</u>	<u>380</u>
TOTAL	4,192

Cost of Option 2.

Pumps (3)	9,100
<u>GST</u>	<u>455</u>
Subtotal	9,555
Labour (3)	600
<u>Contingency</u>	<u>1,000</u>
TOTAL	11,155

Minutes – March 25, 2020

Hot Water Supply Readjustments: Following the Council decision at the February 26, 2020, meeting:

"Hot Water Supply Readjustments: The reduction of water flow velocity in the hot water recirculation system, implemented on trial bases to minimize copper pipes corrosion, appears inconveniencing some residents. Following several reports of sporadic low hot water temperature, the Council decided to revisit solutions that are expected to reduce copper pipes corrosion with negative impact on the hot water supply. Several previous proposals provided by Malburg Pump & Boiler will be re-evaluated."

the ad hoc committee comprising three Council members re-evaluated the revised proposal of Malburg Pump & Boiler, which included updated costs.

Recognizing urgency required to mitigate pinholes in the domestic hot water supply which result in water leaks and potential significant floods, negatively affecting Strata Insurance premium; the committee recommended to allocate \$10,000.00 for implementation of the Malburg Pump & Boiler proposal. This expenditure is in line with the Strata Bylaws:

S.18 Spending Restrictions

S.18.1 A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with the bylaws and the expenditure has been approved by the owners either in the budget or by ¾ vote resolution.

S.18.2 Despite subsection 18.1 and pursuant to section 98 (2)(a) of the Act, the strata council may approve an expenditure out of the operating fund if the expenditure, together with all other expenditures not otherwise previously approved by the owners, whether of the same type or not, that were made under this subsection in the same fiscal year, is less than \$10,000.00.

S.18.3 Despite subsection S18.1 and in addition to the exception contained in subsection S.18.2, the strata council may authorize spending the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

The proposed project's installation will comprise of combination of Grundfos variable speed pumps and Tekmar staging controller.

The Council approved the project at a maximum cost of \$10,000.00 to be charged against the Residential Section Operating Fund.

Minutes – April 29, 2020

Hot Water Supply Readjustments: Following the Council decision reported in the minutes of the Council meeting of March 25, 2020, three (3) Grundfos variable speed pumps have been received and two of them have been installed. They are being tested in the entire hot water supply system, and the data monitoring, assessments and pumps' adjustments are in progress.

Minutes – May 27 , 2020

Hot Water Supply Readjustments: Two Grundfos variable speed pumps and one Tekmar controller have been installed in the recirculation system. The data monitoring and pumps' adjustments continue to achieve the lowest acceptable water flow to reduce its corrosive effect on the copper supply lines.

(Roman's amplification – After review of the system performance, only two out of three "smart" pumps have been installed. The upper section of the system is adequately controlled by a Tekmar Controller. The third received pump was returned to the supplier.)
