

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, February 24, 2021 at 5:30 pm

**PRESENT:** Roman Piechocki President / Treasurer  
Peter van Diepen Vice President  
Irfaan Hafeez  
Lawrence Keenan  
Mark Deppel  
Mona Zarbafian Via phone - 5:30pm to 7:00pm

**REGRETS:** Renee Geraghty (Commercial Rep)

**STRATA AGENT:** Alex Korecki, Korecki Real Estate Services Inc.  
Sam Coleman, Unlicensed Agent in Training, Korecki Real Estate Services Inc.

## **CALL TO ORDER:**

The meeting was called to order at 5:30pm

## **MINUTES**

It was **MOVED/SECONDED** and **CARRIED** to approve the January 27, 2021 Council meeting minutes as distributed.

## **FINANCIAL REPORT**

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for January 2021 before and at the meeting. It was **MOVED/SECONDED** and **CARRIED** to approve the Financial Statements.
2. **Account Balances:** The current balances for the month ending January 31, 2020 in the appropriate funds are as follows:
  - Total CRF: \$1,889,981.00 (*It includes prepaid insurance premium*)
  - Total Operating Cash: \$179,804.87
3. **Arrears Report:** As of February 24, 2021, total arrears were \$74,748.40. Most arrears were attributed to a \$24,188.66 flood chargeback, and Special Levy and Strata Catch-up fees. Any owner in arrears of 90 days or more will have a lien field against their unit.
4. **CRT Claims- Status Report:** The Council previously initiated claims at the Civil Resolution Tribunal (CRT) against several owners. The status of claims is as follows:
  - a. One Unit – A judgement has been filed against the owner. The Council reviewed and approved a payment demand letter from Clark Wilson LLP.
  - b. One Unit – CRT Default Order Received, a Council member volunteered to draft a payment demand letter and have it reviewed/sent by Clark Wilson LLP.
  - c. One Unit – The owners appeal of the default order was rejected. However, following review of circumstances, the Council agreed to reverse all Form K fines and withdraw the order.

## **BUSINESS ARISING**

1. Elevator Upgrade Recommendations: The Council noted that they were satisfied with the resolution of elevator maintenance deficiencies reported by Canadian Elevator Quality Assurance. No further action was required.

The replacement elevator controller is expected to arrive within the week and will be stored in a storage room and installed when required.

Due to ongoing elevator failures, the council previously approved the replacement of three (3) door operators. The operators are expected to arrive within four (4) weeks.

2. Kitchen Drain Lines Inspection and Cleaning: Drain line inspection in units 2507, 2003, and 1903 remain outstanding. The Strata Agent is in the process of scheduling the work with Montalbano Plumbing.
3. Digital Distribution of Minutes: The Council decided to move forward in principle with switching to digital distribution of Annual/Special General Meeting Minutes and Notices. Further discussion on this topic and respective bylaw amendments were deferred to the June/July council meetings.
4. Toilet Tank Water Supply Line Leak: Avenue Restorations Services completed the emergency restoration services at the cost of \$24,188.66. The respective invoice has been charged back to the source unit.
5. Planter Drain Repairs – TH6: In between meetings, a quote was approved from Hoe! Hoe! Hoe! Gardening Services Ltd, to investigate a failed planter draining at the cost of \$400.00. The work is pending dryer weather.
6. Water Ingress – Door TH8: The Council was made aware of water ingress along the door of TH8. The Building Manager is in the process of sealing the door, following which further action may need to be undertaken.
7. Security Cameras: Security cameras improvement quotes were reviewed from: Fusion Security, Accurate Alarms, Action Security and Blue Mountain Technologies. Further discussion on the issue was deferred until the next meeting.
8. Emergency Generator Annual Service: The emergency generator services, and testing has been scheduled via Finning Cat for Thursday, February 25, 2021 at the cost of \$2,022.08 (tax incl.).
9. Recessed Step Lights – Retrofit: The previous Building Manger, Cornel Berceanu is in the process of retrofit 60 step lights at the approximate cost of \$1,800.00.
10. Waste Management – Contract Review: Waste removal quotes were reviewed from GFL Green for Life, and Emterra Group. Further discussion on the issue was deferred until the next meeting.

## **CORRESPONDENCE**

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

1. Vehicle Storage Insurance Fine Dispute: A fine dispute letter from a 10<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reverse the fine.
2. Parkade Gate Fine Dispute: A fine dispute letter from a 18<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reverse the fine.

3. Electrical Vehicle Chargeback Dispute: A chargeback dispute letter from a 23<sup>rd</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
4. Temporary Structure Fine Dispute Response & Approval: A dispute response letter and a temporary permission to erect a temporary tent (subject to specific criteria) from a 5<sup>th</sup> floor unit was reviewed and approved.
5. Certificate of Judgement: A Certificate of judgement issued against a 28<sup>th</sup> floor unit owner was reviewed; no further action was required. (See FINANCIAL REPORT 4.c.)
6. Move-In Fee Dispute: A dispute letter from an 8<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
7. Parkade Gate Fine Dispute: A fine dispute letter from an 8<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reverse the fine.
8. Parkade Gate Fine Dispute: A dispute letter from a 28<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
9. Parkade Gate Fine Dispute: A fine dispute letter from a 20<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reverse the fine.
10. Balcony Overflow Fine Dispute: A dispute letter from a 10<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
11. Form K Fine Dispute: A dispute letter from a 15<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
12. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 7<sup>th</sup> floor unit owner.
13. Recycling Fine Dispute Response: A response to a dispute letter issued to a 9<sup>th</sup> floor unit owner.
14. Dryer Vent Cleaning Reimbursement Request Response: A response to a dispute letter issued to a 9<sup>th</sup> floor unit owner.
15. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to an 11<sup>th</sup> floor unit owner.
16. Recycling Fine Dispute Response: A response to a dispute letter issued to a townhouse unit owner.
17. Unauthorized Signage Fine Dispute Response: A response to a dispute letter issued to a commercial unit owner.
18. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to an 18<sup>th</sup> floor unit owner.
19. Flooring Repair Request Response: A response to a dispute letter issued to a 21<sup>st</sup> floor unit owner.
20. Garbage Fine Dispute Response: A response to a dispute letter issued to a 22<sup>nd</sup> floor unit owner.
21. Form K Fine Dispute Response: A response to a dispute letter issued to a 30<sup>th</sup> floor unit owner.

22. Parkade Storage Fine Dispute Response: A response to a dispute letter issued to a 31<sup>st</sup> floor unit owner.
23. Leak Investigation Reimbursement Request Response: A response to a dispute letter issued to a 37<sup>th</sup> floor unit owner.
24. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 38<sup>th</sup> floor unit owner.
25. Parkade Gate Fine Dispute: A dispute letter from an 18<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
26. Pet Noise Fine Dispute: A dispute letter from an 18<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
27. Parkade Gate Fine Dispute: A dispute letter from a 30<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
28. Visitor Parking Fine Dispute: A dispute letter from a 30<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
29. Party Fine Dispute: A dispute letter from a 30<sup>th</sup> floor unit owner was reviewed relating to a violation of the Public Health Order. Following review of facts, the Council decided to reverse the fine, and instructed the Agent to re-issue it as a noise violation, as this was the reason for the complaint.
30. Gym Reopen Request: A gym reopening request was reviewed from a 9<sup>th</sup> floor unit resident. The Council noted that they will take the request under advisement and reevaluate opening of the gym accordingly.
31. Toilet Blockage Cleanout - Chargeback: A chargeback dispute letter from a 5<sup>th</sup> floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute. It was however noted that the issue is being reviewed further, and if evidence is found to the contrary the reversal might be taken under advisement.
32. Parkade Gate Fine Dispute: A dispute letter from an 8<sup>th</sup> floor unit owner was received. The dispute was originally submitted to the Strata Agent in September but had not made it into the previous meeting agendas. Due to time constraints further on this topic was deferred until the next meeting.

### **BYLAWS AND RULES VIOLATIONS**

1. Aggressive Behaviour Fine: The Council reviewed and approved a \$200.00 fine letter issued to a 10<sup>th</sup> floor unit owner.
2. Parkade Gate Fine & Dispute: The Council reviewed and approved a \$50.00 fine letter issued to a commercial unit owner. A dispute from the owner was reviewed and rejected.
3. Garbage Disposal Fine: The Council reviewed and approved a \$200.00 fine letter issued to a 20<sup>th</sup> floor unit owner.
4. Visitor Parking Fine: The Council reviewed and approved a \$50.00 fine letter issued to a 18<sup>th</sup> floor unit owner.
5. Parkade Gate Fine: The Council reviewed and approved a \$50.00 fine letter issued to a 20<sup>th</sup> floor unit owner.

6. Parkade Gate Fine: The Council reviewed and approved a \$50.00 fine letter issued to a 26<sup>th</sup> floor unit owner.

### **NEW BUSINESS**

1. Annual Fire Testing: Elite Fire Protection Ltd. is scheduled to conduct Annual Fire testing on Monday, March 8 to Thursday, March 11 at the cost of \$5,065.00 (tax incl.). They will also be replacing all expired fire extinguishers at the cost of \$3,848.25 (tax incl.).
2. Form K – Submission Procedures: The Agent is in the process of providing the Council with a list of Form K submission/processing improvement procedures.
3. Upcoming Projects/Services: Annual backflow preventers testing, roof anchors inspections, windows cleaning, and dryer vents cleaning.

### **TERMINATION**

There being no further business, the meeting was terminated at 7:35pm. The next council meeting has been scheduled for 5:30pm, Wednesday, March 31, 2021.

**Alex Korecki, Dip. ULE**

Strata Agent

**Korecki Real Estate Services Inc.**

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