

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, February 20, 2019 at 5:30 pm

PRESENT:

Roman Piechocki	President / Treasurer
Peter van Diepen	Vice President
Irfaan Hafeez	<i>(Joined at 7:30pm)</i>
Lawrence Keenan	<i>(Absent 5:50pm - 6:10pm)</i>
Mark Deppel	
Mona Zarbafian	<i>(5:40pm – 8:35pm)</i>
Mike Jobani	(Commercial) <i>(5:40pm – 6:05pm)</i>

STRATA AGENT: Alex Korecki, Korecki Real Estate Services Inc.

CALL TO ORDER:

The meeting was called to order at 5:40 pm.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the January 23, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 5 months ending January 31, 2019.
2. Account Balances: Based on the bank statements, the current balances for the 5 months ending January 31, 2019 in the appropriate funds are as follows.
 - Total Operating Cash \$111,181.00
 - Total CRF Cash \$1,424,997.00
3. Arrears Report: As of February 15, 2019, total arrears for the Strata Corporation were \$27,123.44. Seven unit owners have had liens filed against them.

BUSINESS ARISING

1. Fines & Arrears – Civil Resolution Tribunal (CRT): An order has been filed with the Provincial Court against a unit owner relating to \$2,350.00 in outstanding fines awarded by the CRT. The fines have since escalated to \$3,650.00.
2. Roof & Patio Membranes: Interim roof and patio membranes repair quotes were reviewed from One Paramount Construction and Variant Services Inc. Discussion on the issue was deferred pending receipt of a quote from Vancouver Injection & Waterproofing.
3. Swimming Pool: As Flow Consulting was unable to assist with automating the pool disinfection system. AME Group has been retained to conduct a feasibility study for changing the pool disinfectant system at the cost of \$3,100.00 (plus tax).

4. Emergency Generator Service: Finning CAT completed the annual testing and maintenance of the emergency generator on Monday, February 4, 2019 at the cost of \$1,829.91 (Tax incl.). 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.
5. Commercial Section Recycling: Following review of the options, the Strata Agent and the Commercial Section Representative agreed to meet to finalize the location of the commercial recycling bins and allocation of chargebacks for the waste disposal to the Commercial Section units.
6. Washing Machine Drain Raisers Cleaning: Following approval of the project at the AGM, Montalbano Plumbing is in the process of installing cleanout drains and cleaning the washing machine drain risers from 12 selected units.
7. Electrical Vault Cleaning: Pro-Con Electrical Services has tentatively sheduled the triennial main electrical vault cleaning for Thursday, April 25 and Wednesday, July 24, 2019.
8. Sump Pump & Catch Basins Cleaning: Ashton Plumbing has scheduled the biennial sump pump and catch basins cleaning for Monday, February 25, 2019.
9. Ongoing Noise Violations: A final payment demand letter has been issued to a unit owner for noise and other violation fines. If the payment for the outstanding fines is not received by the statutory waiting period, the Strata Corporation will file a claim against the owner in the Civil Resolution Tribunal (CRT).
10. 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.

Discussion on the issue was deferred pending receipt of quotes from CuraFlo BC Ltd., and Brighter Mechanical Ltd.
11. Parkade Gates Remote Opener: A quote to install a long-range fob reader is pending from Westcoast Communications.
12. Depreciation Report: Peter Helmus, Certified Reserve Planner has been retained at the cost of \$100.00 (plus tax), to review the collected depreciation report quotes, and provide a recommendation.
13. Bylaws Violation Fines - Civil Resolution Tribunal (CRT): Following a claim filed by a unit owners at CRT against the Strata Corporation and the Council response to it, the case has now entered the agreement facilitation stage. The Council approved a compromising settlement which remains to be accepted by the unit owners.
14. Stationary Bicycle: The Council decided not to proceed with the stationary bicycle repairs at this time. The repairs were quoted by Tower Fitness, the original supplier of the bicycle, at the cost of \$996.80 (tax incl.).
15. Pigeon Netting Installation – Civil Resolution Tribunal (CRT): The Council approved a response to the CRT Dispute Notice filed by a unit owner, related to their rejected by the Council request to install pigeon netting on the exterior of their balcony.
16. Backflow Preventers: The Strata Agent is in the process of scheduling backflow preventer testing, due in February.

17. Annual Fire Inspection: An annual fire inspection quote from Elite Fire Protection Ltd. is pending.
18. Roof Anchors Inspection: The Agent is in the process of scheduling the annual roof anchor inspection, due in April / May.
19. Dryer Vents Cleaning: The Agent is in the process of scheduling the annual dryer vents cleaning, due in April / May.
20. Windows Cleaning: The Agent is in the process of scheduling the annual windows cleaning, due in May.
21. Swimming Pool Injury: An insurance claim has been opened relating to an alleged bodily injury on December 2, 2018 resulting from a tenant's jumping into the swimming pool while it was being partly drained for maintenance.

CORRESPONDENCE

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

1. A letter to commercial unit 1366 W. Pender St, granting approval of their proposed renovations.
2. Response letters to two separate unit owners regarding a parkade gate dispute.

The council received the following correspondence:

1. A Form K Fine dispute, which was subsequently determined to have been erroneously charged by Pacific Quorum, previous Strata management service provider. The Strata Agent was directed to reverse the \$200.00 fine and investigate the source of the remaining \$100.00 charge on the owners account.
2. A lien charge dispute, which was subsequently rejected as the owner had been provided with every opportunity to pay the outstanding strata fees prior to the lien being imposed.
3. A report from the unit owner regarding apparent window seals failure. The building staff is investigating the issue.
4. A series of concerns from an owner relating to the upcoming drain riser cleaning and cleanouts installation project, which have been addressed by the Strata Agent.
5. A complaint relating to a moving truck blocking a townhouse owner garage, which was resolved by the building staff and a Council member shortly after the complaint was filed. Further discussion on the issue can be found under New Business, back lane parking.

BYLAWS AND RULES VIOLATIONS

1. Form K Bylaw Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$200.00 against the unit in question.
2. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00 against the unit in question.

3. Noise and Parking Violations: Three violation letters were sent to a unit owner. The Council electronically approved fines in an aggregate amount of \$1,450.00 against the unit in question.

NEW BUSINESS

1. Security Services: The Council approved a proposal from CMI Concierge & Security Inc., increasing their hourly service rate to \$22.50/hour effective April 1, 2019. The approval is subject to meeting Strata's request for a number of improvements in service.
2. Common Hot Water Line Leak: Malburg Pump & Boiler completed repairs to a common hot water supply line traversing the commercial section unit 1366 West Pender St.
3. Strata Bylaw Update: Amendments to bylaws were approved by the owners at the last Annual General Meeting. The Agent is in the process of having the bylaws transcribed.
4. Back Lane Parking: New parking restriction signage have been placed by the City of Vancouver along the back lane. The building staff will be directed to report to the City any vehicles blocking the building entrance, fire exits and loading zones.

Termination

There being no further business, the meeting was terminated at 8:50pm. The next Council meetings have been scheduled for Thursday, March 28 and Wednesday, April 24, 2019 at 5:30pm

Alex Korecki, Dip.ULE

Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

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