

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, February 26, 2020 at 5:30 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:** Fernanda Mendo, Korecki Real Estate Services Inc.

## **CALL TO ORDER:**

The meeting was called to order at 5:30 pm.

## **COUNCIL HEARING**

1. An owner cancelled the request for a hearing to review a rule infraction.
2. An owner attended the meeting to report the difficulty in obtaining home-owners insurance coverage with a \$250,000.00 water damage deductibles included in the current Strata Corporation's insurance policy.

## **GUEST:**

Ned Stojakovic, new building manager was introduced to the Council. Ned outlined his past related experience and responded to some questions. He starts employment in Classico on March 2<sup>nd</sup>, 2020 with a one-week job orientation period. The Council welcomed Ned in this position.

## **MINUTES**

It was **MOVED / SECONDED** and **CARRIED** to approve the January 22, 2020 Council meeting minutes as distributed.

## **FINANCIAL REPORT**

1. Monthly Statements: The Treasurer reported on the Financial Statements for January 2020 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for January 2020.
2. Account Balances: Based on the bank statements, the current balances for the month ending January 31, 2020 in the appropriate funds are as follows.
  - Total CRF: \$1,705,608.00
  - Total Operating Cash - \$207,209.00
3. Arrears Report: The total arrears for the Strata Corporation remain high at \$22,013.73. The Strata Agent will continue collecting the arrears with due diligence.

## **BUSINESS ARISING**

1. Dryer Duct Problem: On February 3<sup>rd</sup>, Pacific Heights inspected a dryer duct vent in a unit on the 9<sup>th</sup> floor reported by the owner to be dripping water for several years. An inspection report from Pacific Heights states that no duct blockage, water build-up or any significant amount of condensation in the duct was found. The vent was cleaned from inside and outside, and while small amounts of lint did come out from it, it was found to be relatively clean and functioning well.
2. Window Leak - 32<sup>nd</sup> floor: An Owner of a unit on 32<sup>nd</sup> floor reported a small leak in the solarium window. The building staff attempted to inspect it however as there was no rain at that time, no leak was present. An Owner will monitor it and report if it occurs again.
3. Water leak - 12<sup>th</sup> floor: An Owner of unit on 12<sup>th</sup> floor reported a water leak from a unit above. The Council member and the building's mechanical contractor investigated it. After several hours of searching for the source of it and, in the absence of any further indication of an active leak, the result of it was determined inconclusive. The owner was requested to report on any leak reoccurrence.
4. Water leak - Pool Mechanical Room: On February 4<sup>th</sup>, the security guard reported a leak from the hot tub chlorine dispenser. The leak was cleaned up and contained by the Council member, and the dispenser was repaired the following day.
5. Water Leak - 18<sup>th</sup> floor: An owner of unit on 18<sup>th</sup> floor reported a leak from the bedroom's ceiling. The inspection determined a leak from the dryer duct; the dryer was running at the time, the owner was advised to complete drying the load and run the dryer empty for 30 minutes to dry up any moisture inside the duct, and contact the landlord or agent to inspect the booster fan which may have failed.
6. Water leak - townhouse: An owner of a townhouse reported reappearance of a leak from the roof of the building. The building staff was instructed to investigate it.
7. Water leak - 7<sup>th</sup> floor: The resident inquired on the progress related to his reported ceiling leak. The leak was inspected by the building staff and determined to be a result of high air temperature and high humidity inside the suite. There was mould at the bottom of the windows. The resident was recommended to open the windows for fresh air to flow inside the unit.

### ***Notice to owners on the Classico website ([www.theclassico.ca](http://www.theclassico.ca))***

#### **To ensure your suite has proper ventilation:**

- Ensure air from the corridor flows under your front door**
- Keep a window in your suite open for at least 15 minutes per day - especially after taking a shower, or boiling water**
- Set the exhaust fan in your bathroom into auto-set times**
- Use your exhaust fans when taking a shower or cooking**
- Keep your suite as cool as possible to reduce condensation**
- Ensure the dryer vent is free from lint and the booster fan is operational**

8. Renovation - Application: A townhouse owner requested permission to renovate both bathrooms. The Council approved it subject to signing the 'Indemnity Agreement' and compliance with the Strata Corporation's bylaws and Rule No. 13 - Renovations/Alterations.
9. Noise Complaint: The building staff was called to a unit on the 11<sup>th</sup> floor to investigate a noise from a unit below, suspected to be from a noisy bathroom fan and/or washing machine. Residents are advised to report only serious noise complaints to the building staff. Strata Corporation bylaw:

*An owner must not:*

*(f) use his strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;*

10. Emergency Generator Service: On February 13<sup>th</sup> Finning Power Systems performed the annual emergency generator service and testing. They were requested to quote repairs of the listed deficiencies.
11. Main Lobby Door Damage: Following inspection and investigation, it was determined that late in the evening on Friday, February 14<sup>th</sup>, the door have been accidentally damaged by a resident's visitor entering the building on a handicap scooter. Elite Door attended the repair on February 18<sup>th</sup>.
12. Roof Anchors Inspection: On February 25<sup>th</sup>, Roos Engineering (former SCS Materials Engineers) performed an annual inspection of the roof anchors.
13. Annual Fire Safety Inspection: The inspection is scheduled from Tuesday, March 10<sup>th</sup> to Friday March 13<sup>th</sup>. The detailed schedule of the in-suite inspection will be provided to all owners and residents in advance.
14. Landscaping Service: The Council reviewed a competitive quote from MTG Garden and decided to continue the landscaping service with HOE! HOE! HOE!
15. ICBC Claim - resident's car damage: On October 13, 2019 the resident's car antenna was impacted by the residential parkade gate closing prematurely. ICBC's subrogation documents for the claim cost recovery remain in progress.
16. Back Lane Parking: The Council continues locating proper contact at the City of Vancouver to legally designate and appropriately mark two Classico's loading zones at the back lane.
17. 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 without negative impact on the hot water supply. Several previous proposals provided by Malburg Pump & Boiler will be re-evaluated.
18. Swimming Pool - Non-stabilized Chlorine Feeder Installation: Following Imperial Paddock's rejection of the feeder installation project, the Strata Agent is awaiting a response from Brighter Pools.

## **CORRESPONDENCE**

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

1. Resident from the 11<sup>th</sup> floor unit claiming to have lost a key fob.
2. Correspondence from various owners with concerns over the Strata insurance deductibles.
3. Resident reporting issues with the dryer vent. No further action will be taken, the dryer vent was inspected. The exterior painting can be done when the weather is warmer.
4. A resident complaining regarding exterior lighting installed by a resident of another unit, and about some gardening issues.
5. A townhouse unit reported leaks over the front door. The respective area has been checked by the building staff and no leaks were found.
6. A response from an owner regarding a gate infraction letter advising about a payment of \$50.00 fine.

7. Unit from the 22<sup>nd</sup> floor responding to a rule infraction and requesting to review the surveillance camera.
8. A correspondence from an owner with respect to flooring of Level 2.
9. A response from the 11<sup>th</sup> floor unit to a noise bylaw infraction letter.
10. A response from Hub International which included Classico's insurance claims history.
11. A correspondence was sent to the agent of the strata lot owners with regard to their tenant's repeated loss of keys/fobs and requirement to provide suite access by the building staff. The unit's agent met on site with the Council president and the building staff to review the incidents. The Strata Agent provided the unit's agent a summary of all approved by the Council fines and charges. The tenant was given an Eviction Notice by the unit owners.

## **BYLAWS AND RULES VIOLATIONS**

The Council reviewed the following correspondence related to various bylaws and rules infractions:

1. Use of Property Bylaw Infraction: Overflowing water while washing the balcony and flooding several balconies below. The Council approved a fine of \$200.00.
2. Gate Rule Infraction: In the absence of resident's response after their review of the surveillance camera recording, the Council approved a fine of \$50.00.
3. Gate Rule Infraction: Following review of the resident's response, the Council decided not impose a fine.
4. Tree Pruning - Rule Infraction: Unauthorized pruning of common property tree. The Council approved a fine of \$50.00.
5. Garbage Bylaw Infraction: After review of the incident, the Council approved a fine of \$200.00.
6. Rental Bylaw Infraction - Form K: The document was received by the Strata Corporation several days after the required two week deadline from the date the tenants moved in. The Council decided not to impose fine.
7. Gate Rule Infraction: After review of the incident, the Council approved a fine of \$50.00
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9. Garbage Bylaw Infraction: After review of the incident, the Council approved a fine of \$200.00.
10. Gate Rule Infraction: After review of the incident, the Council approved a fine of \$50.00
11. Gate Rule Infraction: After review of the incident, the Council approved a fine of \$50.00
12. Visitor Parking Rule Infraction: After review of the incident, the Council approved a fine of \$50.00
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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](mailto: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. Window Cleaning and Dryer Vents Cleaning: Pacific Heights will schedule these projects concurrently for late May or early June.
2. Janitorial Service Reduction: Following a meeting with Bar-el Building Maintenance Ltd addressing service deficiencies and the Council's request for service and cost reduction, the contractor submitted a revised janitorial service agreement eliminating the eight-hour weekend cleaning service as of April 1, 2020. The Council approved the revised agreement. Any required common area cleaning on weekends will be attended by the building manager concurrently with, already in place, general building control and pool water testing.
3. Level 3 Corridor Renovation: The Council previously approved a quote from Glory Carpet for additional repairs of the damaged by moisture drywall and insulation.
4. Backflow Preventers: The Strata Agent was instructed to arrange the annual inspection of backflow preventers with MDT Backflow Ltd. The inspection is due in March 2020.
5. City of Vancouver Operating Permit: To enhance public safety, as of July 1<sup>st</sup>, 2020, all building's water systems, including Decorative Water Features will be required to register and obtain operating permits. This will help health officials locate water systems when responding to public health outbreaks such as *Legionella pneumophila*. The building's mechanical contractor will be approached to register the Classico's water feature. At this time, there is no cost for this operating permit.
6. Elevator to Lobby Communication: The repairs of the failed telephone connection from inside the elevator cabs to the lobby are being arranged.
7. Emergency Call: On February 25<sup>th</sup>, a resident called the building staff and the Property Management after-hours emergency response to report a leak on the bathroom ceiling. The Strata Agent on call arranged a service of the restoration company, which the Strata Council president cancelled as the leak was determined by the building staff to be minor, not active and caused by the shower overflow at the unit above. Any resulting repairs are to be addressed by the respective strata lots. As a general rule, Korecki Real Estate Services are not to engage any service without prior approval by the Council. Emergencies are to be verified by the building staff following the established procedure.

## **OLD BUSINESS**

The following is a list of items being still in progress or requiring later follow-up:

1. Parking Assignment: Awaiting CRT adjudication.
2. Unit #2507 Flood Repairs: The Strata Corporation Insurance adjuster continues to resolve issues with the unit owner; the Council requested that the Strata Agent follows up and accelerates completion of this issue.
3. Civil Resolution Tribunal (CRT) Claims: The Council is in the process of filing various claims for outstanding debts to the Strata Corporation.
4. Roof & Patio Membranes: Quote from Vancouver Injection & Waterproofing remains deferred pending review of the Depreciation Report.
5. Slip and Fall: Incident of November 24<sup>th</sup>, Insurance Claim #34696467, the Strata Agent will follow up with the adjuster on the status of this claim.
6. Legal: Legal Counsel for the Strata Corporation advised that the CRT Order was filed with Provincial Court on September 27, 2019. Following discussion, it was **MOVED / SECONDED** and **CARRIED** to proceed with additional legal assistance to enforce the CRT order.

7. Pet Registration: Procedure reinstatement and updating.

**TERMINATION**

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

**NEXT MEETING**

- Meeting is scheduled for Wednesday, March 25, 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

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