

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, February 16, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Peter van Diepen - Vice President
Mark Deppel
Irfaan Hafeez
Sonny Shergill, Strata Agent, West Coast Property Management LTD

Regrets

Lawrence Keenan
Renee Geraghty

Call Meeting to Order

Sonny Shergill, Strata Agent called the meeting to order at 5:33PM

Approval of Council Meeting Minutes of Wednesday, January 5, 2022

It was **MOVED, SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, January 5, 2022, as previously circulated.

Council Hearings

31st Floor Unit: 5:30pm to 5:45pm - The Council reviewed the Owners dispute of the Visitor Parking rule violation and decided not to reverse the fine.
(See Correspondence -#9)

18th Floor Unit: 5:45pm to 6:00pm - The Council reviewed the Owners dispute and decided not to change the decision of September 29, 2021 Council meeting:

8. Visitor Parking

The Council approved a \$200.00 bylaw violation fine to an 18th floor unit owner. The Council decided not to impose a \$50.00 violation fine for violation of the Strata rule.

Review of Financial Information

1. Monthly Statements

The Treasurer reported on the Financial Statements for September, October, November, and December 2021 before and at the meeting. It was **MOVED, SECONDED** and **CARRIED** to approve the Financial Statements listed above.

2. Account Balances

The current balances based on bank statements for the month ending January 31st, 2022, in the appropriate funds are as follows:

- A. Total CRF: \$2,070,642.00
- B. Total Operating Balance: \$110,828.00

3. Arrears Report

As of February 11, 2022, total arrears were \$76,800.65. 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. 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 - Received \$600.00 and deposited accordingly.

5. CRT Claim - Status Report

One Unit's Payment Plan's amount was not received. Lien was placed against the unit.

Business Arising

1. Pinnacle International (Developer) Parking Rental

Monthly fees for January and February, and charges for fobs were invoiced by the Strata Agent. Two parking stalls were rented out to outsiders, one of them was a commercial section occupant. Renters' contracts with Pinnacle were received by the Strata Corporation.

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

Received a quote from Broadway Refrigeration. Awaiting a quote from FlowSafe.

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

Detected November 3, 2021. The source was determined on November 18 - drain line from a back lane townhouse balcony. Minor rainwater leaks sporadically continue - monitoring by staff. The Council instructed Strata Agent to contact Vancouver Injection & Waterproofing to perform a water test to determine the exact location of its source.

4. Water feature

Following requests presented at the last AGM, the building staff is in the process of reactivation of the system. No major progress has been achieved due to inclement weather and a missing drain plug.

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

Noticed and reported on November 18, 2021 - Replaced by Extreme Glass on February 8, 2022.

6. Break & entry to the commercial unit at 1362 W. Pender St.

Noticed and reported to VPD on Friday, December 24, 2021. Broken window secured, awaiting its replacement by Extreme Glass.

7. Lighting fixtures - Tower corridors

Two fixtures were repaired by George Malburg, mechanical contractor. Burnt out Compact Fluorescent Light (CFL) lightbulbs in corridors' fixtures will be progressively replaced with light-emitting diode (LED) lightbulbs using about 50% less energy.

8. Break and entry to the mailroom - October 27, 2021

On request from VPD on February 4, 2022, the Council provided them with a detailed incident's report.

9. Major projects

- A) Annual Emergency Generator Service and Test - Finning's proposal approved. Scheduled: February 24, 2022.
- B) Annual Fire Inspection - Elite Fire proposal approved. Scheduled: March 7 to 10, 2022. Notices to residents will be distributed and posted in advance.

Correspondence

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

1. Weight Room Noise - Following an owner's complaint that some users of weights in the gym were creating disturbing noise, the Council President addressed this issue with the gym users.

2. Noise Complaints - An 18th floor unit complained about frequent noise from a unit above. The Building Manager reminded the alleged violator of the Strata bylaw.

R.4.4 An owner of a residential strata lot who has hard floor surfaces in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes. Residents are not required to cover kitchen floors, bathroom floors or entryways with area rugs or carpet.

3. Package Lost - A resident reported to the Security Guard that their package was stolen from the mailroom. The Council instructed the Building Manager to advise the resident to contact the Vancouver Police Department.

4. Kitchen Odours - It was reported from a resident that a cooking smell was coming through the walls from a neighboring unit. The Strata Agent informed the resident that there are no vents passing in proximity to the wall separating these units. The resident was advised to tape any electrical outlet on the separating wall and caulk the baseboard.

5. Heat Pump Installation - The owners of a unit on the 20th floor applied for the installation of a heat pump in their unit. The Council met with the applicants before the council meeting to review the project's specification and details of installation. The Council approved the application confirming specific requirements related to the equipment's noise and placement of the condenser on the balcony. There will be no penetration in the building's envelope. The owners will keep the Council and Strata Agent posted on details moving forward.

6. Water on Balcony - An owner reported that water was dripping from the above balcony. It was determined that their fridge broke, and the above resident temporarily placed the frozen food on the balcony and some of it melted and leaked.

7. Clogged Washing Machine Drain - An owner reported sporadic clogging in their washing machine drain. The Building Manager inspected the drain and will monitor this moving forward.

8. Locker Fees - An owner reached out to property management regarding locker fees posted to their account. It was determined that the fees were to be paid by the tenant renting the Strata locker. Strata Agent will contact the tenant for payment.

9. Visitor Parking Dispute - Please see above (Hearings)

Bylaws and Rules Violations

1. Bylaw Violation - Noise

The Council approved a \$200.00 bylaw violation fine to a 19th floor unit owner.

2. Bylaw Violation - Unarranged Move Out

The Council approved a \$200.00 bylaw violation fine to an 8th floor unit owner.

3. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 27th floor unit owner.

4. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 20th floor unit owner.

5. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 33rd floor unit owner.

6. Rule Violation - Recycling Disposal

The Council approved a \$50.00 rule violation fine to a 18th floor unit owner.

7. Bylaw Violation - Parking

The Council approved a \$200.00 bylaw violation fine to a 25th floor unit owner.

8. Rule Violation - Visitor Parking

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

9. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 30th floor unit owner.

10. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to an 8th floor unit owner.

11. Bylaw Violation - Rentals - Short Term

The Council approved a \$500.00 bylaw violation fine to a 7th floor unit owner.

12. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 7th floor unit owner.

13. Bylaw Violation - Uninsured Vehicle

The Council approved a \$200.00 bylaw violation fine to a 29th floor unit owner.

14. Bylaw Violation - Uninsured Vehicle

The Council decided not to fine a 6th floor unit owner. The insurance has been obtained.

15. Bylaw Violation - Uninsured Vehicle

The Council approved a \$200.00 bylaw violation fine to a 30th floor unit owner.

16. Bylaw Violation - Uninsured Vehicle

The Council approved a \$200.00 bylaw violation fine to a 10th floor unit owner.

17. Bylaw Violation - Rentals - Short Term

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

18. Bylaw Violation - Parking

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

19. Rule Violation - Recycling Disposal

The Council approved a \$50.00 rule violation fine to a 26th floor unit owner.

20. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 7th floor unit owner.

21. Bylaw Violation - Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to an 11th floor unit owner.

New Business

1. Unlawful entry to the Guest Suite

Following a report, the Strata Council investigation determined that a guest of unit on 25th floor entered and occupied the Guest Suite unlawfully on January 4, 5, 6 - 2022. The rental fee was not paid, the entry was not reported to the Strata Corporation. The guest obtained copies of the building entry fob and the key to the Guest Suite door lock. This entry violated Strata Corporation bylaw and the Classico Rules.

The incident was reported to the Vancouver Police Department and to the Residential Tenancy Branch. The resident was fined for all violations, and the owners' account was charged for related expenses and repairs.

2. Strata FOBS Copying Rule Amendment

The Council amended Rule No. 6.

Rule No. 6: ACCESS FOB ENTITLEMENT

All owners are entitled to purchase a limited number of access fobs equal to the number of bedrooms in the unit plus two (a one-bedroom unit is entitled to no more than three fobs, a two-bedroom unit is entitled to no more than four fobs, a three-bedroom unit is entitled to no more than five fobs, etc.) The cost for each fob purchase is \$75.00.

Amended to read:

Rule No. 6: ACCESS FOB ENTITLEMENT, LIMITATIONS AND RESTRICTIONS

The Classico Strata Corporation is authorized to install an access control system, monitor access, and restrict access to specific sections and parts of the Classico building. Access fobs are property of the Classico Strata Corporation and copying of the access fobs is illegal and prohibited.

All owners are entitled to purchase from the Strata Corporation a limited number of access fobs equal to the number of bedrooms in the unit plus two (a one-bedroom unit is entitled to no more than three fobs, a two-bedroom unit is entitled to no more than four fobs, a three-bedroom unit is entitled to no more than five fobs, etc.) The cost for each fob purchase is \$75.00.

3. Strata FOB Audit

The Council president and the building staff are conducting a detailed access fobs audit.

4. Kitchen Drain Risers Cleaning

Completed by Montalbano Plumbing from January 10 to 13, 2022.

5. Janitorial Contract

Bar-El Janitorial Services have requested a 5% cost increase for their services. The Council is reviewing it and considering other service proposals.

6. Provincial Health Officer (PHO) Order - February 15, 2022

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

Termination of Meeting

There being no further business, the meeting was terminated at 8:00pm. The next council meeting has been scheduled for: **Wednesday, March 30th, 2022 @ 5:30PM**



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