

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, March 31st, 2021 at 5:30pm

PRESENT:

Roman Piechocki	President / Treasurer	
Peter van Diepen	Vice President	
Irfaan Hafeez		6:10pm to 8:10pm
Lawrence Keenan		
Mark Deppel		
Mona Zarbafian		Via phone – 5:30pm to 8:10pm
Renee Geraghty	Commercial Rep	Via phone – 5:30pm to 6:20pm

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

CALL TO ORDER:

The meeting was called to order at 5:35pm

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the February 24th, 2021 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for February 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 February 28, 2021 in the appropriate funds are as follows:
 - Total CRF: \$1,877,639.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$188,290.00
3. Arrears Report: As of March 26th, 2021, total arrears were \$64,635.70. Most arrears were attributed to a \$24,188.66 flood restoration chargeback, special levies/strata fee catchup payments, and fines.
 - a. **Flood Restoration Chargeback:** The Strata Agent was directed to issue a payment demand letter to the respective owner.
 - b. **Tropic Properties:** A unit managed by this company has accumulated significant fines associated with various bylaw violations. The Strata Agent was directed to forward all copies of the letters to the owner (address to be provided by council), as the owner may not be aware of the issues.
 - c. **Lien Warnings:** Concern was expressed relating to four (4) additional units which are approaching \$1,000.00 in arrears. The Strata Agent was directed to issue lien warning letters as appropriate.
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 payment demand letter was postponed pending Council approval of charges associated with various fines. The respective charges have been approved. A Council member is working with Clark Wilson LLP to finalize and issue the demand letter.
- b. **One Unit** – CRT Default Order Received, a Council member volunteered to liaise with Clark Wilson LLP, and arrange to have a payment demand letter issued.

BUSINESS ARISING

1. Elevator Upgrade Recommendations: A replacement elevator controller has been stored in a strata locker and will be installed when required. The three (3) previously approved door operators are expected to be installed in early to mid April.
2. Drain Lines Inspection and Cleaning: Kitchen drain lines inspection in units 2507, 2003, and 1903 was completed by Montalbano Plumbing. While on site, also inspected the offset stack riser in 506 to verify the source of previous toilet blockage. Strata Agent is awaiting reports from Montalbano.
3. Digital Distribution of Minutes: Further discussion on this topic and respective bylaw amendments was deferred to the June/July council meetings.
4. Planter Drain Repairs – TH6 – 649 Jervis St: The failed planter drain investigations by Hoe! Hoe! Hoe! Gardening Services Ltd., and Montalbano Plumbing Services Ltd. were inconclusive. Based on their findings, the building staff and council member continue examination of a complicated problem.
5. Water Ingress – Door TH8 – 621 Jervis St: The building manager is in the process of arranging the required door seal repairs.
6. Security Cameras: Following review of various proposals, the Strata Agent was requested to arrange in person meetings with various companies to provide/formalize their security system upgrade recommendations.
7. Emergency Generator Annual Service: Finning Cat reported several deficiencies following their annual generator testing. A quote was reviewed and approved to replace a damaged fuel filter housing in the amount of \$1,183.38 (tax incl.).

An additional quote was reviewed to flush and replace all fuel due to contamination, at the cost of \$6,607.64 (tax incl.). Following additional inspection of the issue by Canadian Fuel Polishing, it was determined that a vent cap was dislodged, which allowed water to enter the fuel tank. The cap has since been replaced by the Building Manager. The Strata Agent was directed to arrange for fuel re-polishing by Canadian Fuel Polishing, following which additional repair might be required.

8. Waste Management – Contract Review: As a result of Waste Management services found unsatisfactory and following review of two quotes from competing service providers, the Council approved a proposal from GFL in the amount of \$781.48/month (plus tax). The Strata Agent was directed to serve a termination notice to Waste Management effective August 18, 2021.
9. Annual Fire Inspection and Equipment Testing: The Annual fire equipment testing was completed by Elite Fire Protection on March 11, 2021. In between meetings a fire testing deficiencies quote was approved in the amount of \$1,410.15 (tax incl.). The Strata Agent is in the process of scheduling with Elite Fire the second round of the fire inspection to address deficiencies, including inspection of missed-out units.

In accordance with the strata policy and bylaws, the Council prepared a list of chargebacks for replacement of required in-suite equipment.

10. Form K Submission Procedures: Form K submission procedures were discussed; it was agreed to maintain the current procedures.
11. Roof Anchor Testing: Reo Engineering & Testing is scheduled to conduct annual roof anchor testing on April 1, 2021 at the cost of \$900.00 (plus tax).
12. Backflow Preventers Testing: Backflow preventers testing was performed by MDT Preventers on March 24, 2021 at a total cost of \$577.50. One preventer failed and was repaired on the spot.
13. Amenities Reopening Proposal: The Council discussed re-opening the gym, hot tub, and sauna. The Council decided to maintain the prior arrangements due to an increase in COVID-19 numbers in the area.

CORRESPONDENCE

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

1. Parkade Storage Fine Dispute Response: A response to a dispute letter issued to a 31st floor unit owner.
2. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 38th floor unit owner.
3. Aggressive Behaviour Fine Dispute: A dispute letter from an 10th floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
4. Visitor Parking Fine Dispute: A dispute letter from an 18th floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
5. Visitor Parking Complaint: A letter from a 19th floor unit owner highlighting misuse of visitor parking was reviewed. Due to volume of correspondence the letter was missed and is slated for review at the next meeting.
- ~~6.~~ Garbage Disposal Chargeback: A chargeback letter issued to a 26th floor unit owner.
7. Form K Violation Dispute Response Addendum: A dispute response addendum issued to a 15th floor unit owner. The letter clarified that the fine's amount in question was a \$200.00.
8. Aggressive Behaviour Fine Dispute: A dispute letter from an 10th floor unit owner was reviewed. Following review of facts, the Council decided to reject the dispute.
9. Toilet Supply Line Chargeback Dispute Response: A response to a dispute letter issued to a 5th floor unit owner.
10. Move-in Fee Dispute Response: A response to a dispute letter issued to an 8th floor unit.
11. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to an 8th floor unit owner.
12. Gym Reopen Request Response: A response to a letter requesting the Gym to reopen issued to a 9th floor unit owner.

13. Balcony Overflow Fine Dispute Response: A response to a dispute letter issued to a 10th floor unit owner.
14. Form K Fine Dispute Response: A response to a dispute letter issued to a 15th floor unit owner.
15. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to an 18th floor unit owner.
16. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to an 18th floor unit owner.
17. Pet Noise Fine Dispute Response: A response to a dispute letter issued to an 18th floor unit owner.
18. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 20th floor unit owner.
19. EV Chargeback Dispute: A response to a dispute letter issued to a 23rd floor unit owner.
20. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 28th floor unit owner.
21. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 30th floor unit owner.
22. Visitor Parking Fine Dispute Response: A response to a dispute letter issued to a 30th floor unit owner.
23. Parkade Gate Fine Dispute Response: A response to a dispute letter issued to a 13th floor unit owner.
24. EV Charging Complaint: A complaint from a 37th floor unit owner regarding deficiency of the electrical outlet at their parking stall was reviewed. As the residents was already advised by the staff that the outlet is operational, the Council decided that no further action was required.

BYLAWS AND RULES VIOLATIONS

1. Noise violation Fine: The Council reviewed and approved a \$200.00 bylaw violation fine issued to an 8th floor unit owner.
2. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a commercial unit owner.
3. Garbage Disposal Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 22nd floor unit owner.
4. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 25th floor unit owner.
5. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 35th floor unit owner.
6. Parkade Gate Fine & Dispute: The Council reviewed and approved a \$50.00 rule violation fine issued to a 15th floor unit owner. The Council also rejected the owner's dispute.

7. Noise Fine: The Council reviewed and approved a \$200.00 bylaw violation fine issued to a 30th floor unit owner.
8. Visitor Parking Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 6th floor unit owner.
9. Pet in Lobby Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 29th floor unit owner.
10. Parkade Gate Fine & Dispute: The Council reviewed and approved a \$50.00 rule violation fine issued to a 32nd floor unit owner. The Council also rejected the owner's dispute.
11. Garbage Disposal Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 26th floor unit owner.
12. Noise Fine: The Council reviewed and approved a \$200.00 bylaw violation fine issued to a 30th floor unit owner.
13. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a townhouse unit owner.
14. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 10th floor unit owner.
15. Visitor Parking Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to an 8th floor unit owner.
16. Balcony Planter Fine: The Council reviewed and approved a \$200.00 bylaw violation fine letter issued to a 26th floor unit owner.
17. Birds Feeding Fine: The Council reviewed and approved a \$200.00 bylaw violation fine issued to a 26th floor unit owner.
18. Visitor Parking Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a 30th floor unit owner.
19. Visitor Parking Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a Commercial unit owner.

NEW BUSINESS

1. Work Safe BC Inspection: Work Safe BC attended on March 4, 2020 and provided several safety improvement recommendations. The building staff has implemented the necessary procedures.
2. Fridge Supply Line – Water Damage: On March 12, 2021, the strata corporation suffered a water damage originating from unit #3002 fridge water supply line. The damage was below the strata corporation insurance deductible and affected units #3002 down to #2602. As such, the owners of these units are responsible for any in-suite final repair costs and may choose to subrogate them against the source unit.
3. Water Damage: The Council was made aware of a minor leak originating from unit #1903 and affecting units #1903 and #2003. The owners have been provided with a copy of the repair's responsibility policy.
4. Entry Mat/Carpet Runners: Due to time constraints, discussion on whether to remove or replace the lobby carpet runners was deferred until the next meeting.

5. General Touch-ups: The Council president noted that a list of maintenance/handyman tasks has been provided to the building staff who are in the process of addressing them.
6. Elevator Pads: Following staff's report on condition of the elevator pads, the Council reviewed and approved a solicited quote from ProTex for their replacement in the amount of \$895.00 (plus tax)
7. Windows Cleaning: The Strata Agent is in the process of sourcing windows cleaning quotes.
8. Dryer Vents Cleaning: The Strata Agent is in the process of sourcing dryer vents cleaning quotes.
9. Water Pressure Reducing Valves (PRV): The Council was made aware of 15th floor two PRVs deficiencies. The Council approved a quote from Malburg Pump & Boiler to replace and rebuild the valves in the estimated amount of \$850.00 (plus tax).
10. Surveying Equipment: In between meetings the Council approved an installation of a small surveying prism on the tower's roof by Graham Infrastructure Ltd. to facilitate building construction on 753 Cardero St. The equipment is expected to remain on the roof till November 2021. The Strata Corporation will receive \$500.00 for this temporary installation.

TERMINATION

There being no further business, the meeting was terminated at 8:10pm. The next council meeting has been scheduled for 5:30pm, Wednesday, April 28th, 2021.

Alex Korecki, Dip. ULE
Strata Agent

Korecki Real Estate Services Inc.
605 – 1166 Alberni St, | Vancouver B.C. V6E 3Z3
Office: 604.233.7772 |
E-mail: info@korecki.ca | Web: www.korecki.ca

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