

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Thursday, March 28, 2019 at 5:30 pm

**PRESENT:** Roman Piechocki President / Treasurer  
Peter van Diepen Vice President  
Irfaan Hafeez *(Joined at 5:45pm)*  
Lawrence Keenan  
Mark Deppel  
Mona Zarbafian *(Left at 7:15pm)*

**REGRETS:** Mike Jobani (Commercial)

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

## **CALL TO ORDER:**

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

## **MINUTES**

It was **MOVED / SECONDED** and **CARRIED** to approve the February 20, 2019 Council meeting minutes as distributed.

## **FINANCIAL REPORT**

1. Monthly Statements: It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 6 months ending February 28, 2019.
2. Account Balances: Based on the bank statements, the current balances for the 6 months ending February 28, 2019 in the appropriate funds are as follows.
  - Total Operating Cash \$138,867.00
  - Total CRF Cash \$1,445,095.00
3. Arrears Report: As of March 21, 2019, total arrears for the Strata Corporation were \$28,111.06. Three unit owners continue to be in significant arrears, despite having liens placed against their units. The owners will be contacted again, following which foreclosure action will be commenced against their units.

## **BUSINESS ARISING**

1. Fines & Arrears – Civil Resolution Tribunal (CRT): An order was filed with the Provincial Court against a unit owner relating to outstanding fines awarded by CRT at \$2,350.00, which subsequently escalated to \$3,650.00. The owner has since paid the outstanding fines in full.
2. Roof & Patio Membranes: The Council reviewed a quote from Vancouver Injection & Waterproofing for the interim roof and patio membranes repair. The review of the entire project was deferred until the end of the fiscal period.

3. Swimming Pool: AME Group is in the process of conducting a feasibility study for changing the pool disinfectant system at the cost of \$3,100.00 (plus tax).
4. Emergency Generator Service: As required by the building Fire Safety Plan, the monthly generator testing has been reimplemented by the building staff. The testing will take place last Thursday of every month between 1:00pm and 2:00pm.
5. Commercial Section Recycling: It was agreed to keep the commercial section recycling bins underneath the commercial corridor stair case. The Agent will arrange for a mixed container bin to be delivered and serviced on a weekly basis at the back lane, commercial section loading zone.
6. Washing Machine Drain Raisers Cleaning: Montalbano Plumbing has completed installing cleanout drains and cleaning the washing machine drain risers from 12 selected units. Glory Carpet is conducting the in-suite drywall repairs following the installation of the cleanout drains.
7. Electrical Vault Cleaning: In coordination with BC Hydro, Pro-Con Electrical Services has tentatively sheduled the triennial main electrical vault cleaning for Thursday, April 25 and Wednesday, July 24, 2019. The project will require power shutdown in the building. Appropriate notices to owners will be delivered and posted well in advance.
8. Sump Pump & Catch Basins Cleaning: Ashton Plumbing completed the biennial sump pump and catch basins cleaning on Monday, February 25, 2019.
9. Ongoing Noise Violations: The Council filed a claim against owners of one unit in the Civil Resolution Tribunal (CRT) relating to outstanding noise and other violation fines. The owners have been served with the CRT dispute notice, and the claim is progressing to a negotiation stage.
10. Water Leaks: The building continues to experience sporadic water leaks from pinholes and failed soldering joints on the hot water supply lines. Feasibility studies and quotes to determine the best long-term approach to rectify the issues were previously reviewed from various contractors.

Discussion on the issue was deferred pending receipt of a quote from Brighter Mechanical Ltd. and completion of the Depreciation Report.

11. Parkade Gates Remote Opener: The Council reviewed a quote from Westcoast Communications to install a long-range (24") fob reader. The Agent was instructed to obtain competitive quotes, including for a (12") fob reader.
12. Depreciation Report: In between the Council meetings, an ad hoc Council committee solicited and reviewed additional quotes including two from the companies specializing in building appraisals. Following the committee recommendation, the Council approved a proposal from NLD Consulting Reserve Fund Advisors at the cost of \$9,250.00 (plus tax).
13. Bylaws Violation Fines - Civil Resolution Tribunal (CRT): Following a claim filed by a unit owners at CRT against the Strata Corporation, and negotiations utilizing the CRT mediation platform, a compromising settlement has been reached with the unit owners for payments of the outstanding violation fines.
14. Pigeon Netting Installation – Civil Resolution Tribunal (CRT): A settlement agreement has been reached with the unit owners who filed a CRT Dispute Notice against the Strata Corporation, relating to a rejected by the Council pigeon netting installation. The owners

redesigned the netting in line with the Council's specification and have been authorized to install it.

15. Backflow Preventers: MDT Backflow has completed the annual backflow preventers testing.
16. Annual Fire Inspection: Elite Fire Protection has completed the annual fire inspections. Nine-unit owners failed to provide access and will be issued a bylaw violation letter. A fire testing deficiency quote from Elite Fire is still pending.
17. Roof Anchors Inspection: SCS Material Engineers Ltd. completed the annual roof anchors inspection on Tuesday, March 28, 2019.
18. Dryer Vents Cleaning: The Council solicited and reviewed four quotes for dryer vents cleaning, and awarded a contract for exterior cleaning only to Pacific Heights Services at \$3,075.30 (plus tax). The Strata Agent was asked to investigate if the contractor would be prepared to offer a multi-year contract at a discount.
19. Windows Cleaning: The Council solicited and reviewed four quotes for windows cleaning, and awarded a contract to Pacific Heights Services at \$8,625.00 (plus tax). The Strata Agent was asked to investigate if the contractor would be prepared to offer a multi-year contract at a discount.
20. Swimming Pool Injury: An insurance claim has been opened relating to an alleged bodily injury on December 2, 2018 resulting from a tenant's or visitor's jumping into the swimming pool while it was being partly drained for maintenance. The strata insurance adjuster is in the process of collecting case evidence.
21. Strata Bylaw Update: The approved by the owners at the last Annual General Meeting bylaw amendments have been registered at the Land Title Registry, and the updated bylaws have been posted on the Classico website - [www.theclassico.ca](http://www.theclassico.ca)

## CORRESPONDENCE

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

1. A response to an owner regarding a Form K fine dispute.
2. A response to an owner regarding a lien fee dispute.
3. A response to an owner regarding back lane parking concerns.
4. A short-term rental violation retraction.
5. A party room usage extension approval.
6. A back-lane parking letter issued to the City of Vancouver, requesting implementation of parking permits for townhouse owners affected by the new "no stopping" regulations.
7. A \$45.00 non-emergency call out charge.

The council received the following correspondence:

1. A visitor parking fine dispute from a commercial section owner. The Council decided to reverse the fine, as the parking was used by the owner's guest.

2. A complaint regarding water overflow and dripping from a balcony above. The building staff is in the process of investigating and addressing the issue.
3. A complaint regarding noisy washing machine operation at night. As the alleged source of the noise could not be verified, no further action was taken.
4. An in-suite ceiling leak report. The building staff investigated it. It was suspected to have originated from the duct of the stove vent. The affected owner was advised accordingly.
5. A request for approval of the bathroom renovation proposal. The Council approved it subject to signing an indemnity agreement, obtaining required permits, and using fully licensed and bonded contractors.

### **BYLAWS AND RULES VIOLATIONS**

1. Form K Bylaw Violation: A violation letter was sent to a unit owner. The Council electronically approved a fine of \$200.00 against the unit in question.
2. Parkade Gate Rule Violation: Violation letters were sent to five separate unit owners. The Council electronically decided not to impose fines against four of the units and approved a fine of \$50.00 against one of the units in question.
3. Garbage Disposal Bylaw Violation: A violation letter was sent to a unit owner. The Council electronically approved a fine of \$200.00 against the unit in question.
4. Party Room Alcohol Consumption Violation: A violation letter was sent to a unit owner. The Council electronically decided not to impose a fine against the unit in question.
5. Dishwasher Delivery Via Lobby Violation: A violation letter was sent to a unit owner. The Council electronically decided not to impose a fine against the unit in question.
6. Visitor Parking Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.
7. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.
8. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and decided not to impose a fine.
9. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.
10. Garbage Disposal Bylaw Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and considering circumstances of the case, approved a fine of \$200.00 against the unit in question.
11. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and decided not to impose a fine.
12. Visitor Parking Rule Violation: Two violation letters were sent to a unit owner regarding three separate incidents. The Council reviewed a dispute letter from the owner and in view of the repeated nature of the violations, approved fines in an aggregate amount of \$150.00.

13. Visitor Parking Rule Violation: A violation letter was previously sent to a unit owner. The Council approved a fine of \$50.00, which was missed at a previous meeting.
14. Short-Term Rental Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and considering exceptional circumstances of the case, decided not to impose a fine.

### **NEW BUSINESS**

1. Canada Post Parcel Box: Due to the space restrictions, the Council decided not to install a Canada Post parcel delivery box in the mail room.
2. Fibre Stream Telecom Agreement: The Council reviewed a fibre optic telecommunications licensing agreement from Fibre Stream, an internet service provider. Due to quality of service concerns, the Council decided not to proceed with it.
3. Motorcycle Noise: A Council member volunteered to investigate where and how excessive vehicle noise complaints can be filed.
4. Jervis St. Landscaping: A Council member volunteered to prepare a landscaping proposal on the City boulevard at the intersection of Jervis and Melville streets.

### **Termination**

There being no further business, the meeting was terminated at 8:35pm. The next Council meetings have been scheduled for Wednesday, April 24, May 15, June 26 and July 31, 2019 at 5:30pm

**Alex Korecki, Dip.ULE**  
Strata Agent

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