

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, March 30, 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 5:37PM

Approval of Council Meeting Minutes of Wednesday, February 16, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, February 16, 2022, as previously circulated.

Review of Financial Information

1. Monthly Statements

The Treasurer reported on financial statements to the Council before the meeting. However, the January & February financial statements are still under review and will be approved at the next Council meeting.

2. Account Balances

The current balances based on bank statements for the month ending February 28, 2022, in the appropriate funds are as follows:

- A. Total CRF: \$2,204,977.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$84,048.00

3. Arrears Report

As of March 25, 2022, total arrears were \$68,524.68. Owners with excessive outstanding amounts have been liened or are in the process of being liened. The Council once again instructed the Strata Agent to apply 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 the Ministry of Finance for gas charged by Fortis was applied for in June 2021. The Council president and the Strata Agent are still awaiting a response to their repeated inquiries about the application's status.

Business Arising

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

Two additional quotes were received and evaluated by George Malburg, Strata mechanical contractor. The Council decided to award the contract to Flow-Safe Plumbing at \$10,450 + GST. The Strata Agent is awaiting scheduling of the project from the contractor. \$20,000 has been allocated for this project and approved by owners at the last AGM.

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

The Strata Agent has contacted Vancouver Injection & Waterproofing for the inspection and repairs and is awaiting scheduling.

3. Water feature

There has not been any progress in the reactivation of the system due to the inclement weather and technical issues.

4. Glass replacements (Break and Entries):

- 1362 W. Pender St. – Replaced by Extreme Glass on February 22, 2022
- 1366 W. Pender St. – Extreme Glass proposal at \$3,271.44 was rejected by the Council; Action Glass proposal at \$2,645.77 was approved. Awaiting installation.

5. Annual Emergency Generator Service and Test

Completed by Finning Canada on February 24, 2022.

6. Annual Fire Inspection

Completed by Elite Fire on March 7 - 10, 2022. Report and deficiencies are currently under review.

7. Annual Backflow Preventers Testing

Completed by MDT Backflow on March 14, 2022.

8. Annual Roof Anchors inspection

Scheduled for Tuesday, April 5, 2022, at 8:00AM by Reo Engineering and Testing. Notice to affected units will be provided.

9. Windows and Dryer Vents Cleaning

Awaiting proposal from Pacific Heights Services.

10. Janitorial Services

Following review of Bar-el Janitorial Services performance and their recent proposals, the Council terminated their contract as of March 31, 2022. The Council awarded the contract to VitaClean Janitorial Services (Current janitors subcontracted by Bar-el) as of April 1, 2022.

11. Strata Fobs Audit

The Council and the building staff continue detailed audit of fobs. Owners with an excessive number of fobs assigned to their unit are receiving written requests for their verification.

Correspondence

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

1. Parkade Gate

Concerned owners from the 33rd floor reported that a driver of another vehicle raced and passed them at the residential gate without scanning the fob reader. Subsequently, the driver was identified as the Classico's resident, and following verification of the incident, a rule violation letter was sent to the unit's owner and tenant.

2. Bylaw Violation Fine Dispute

A 29th floor owner has disputed their recent \$200.00 fine for uninsured vehicle infraction. After review of the evidence, the Council decided to reverse the previously imposed fine.

3. Renovation Request

The Council approved an application for bathtub renovation from a 27th floor unit subject to meeting Strata bylaw requirements.

4. Rooftop Water Leak

An owner of a townhouse reported a minor water leak in the upper level of the unit. The investigation determined that it was the result of an arranged by the owner, pressure washing of a patio which might have damaged the slab membrane or caulking.

5. Soundproofing Windows

The Council approved an application from a 23rd floor unit for installation of in-suite soundproofing of their windows subject to meeting Strata bylaw requirements.

6. Clogged Sink - 20th floor

A resident of the 20th floor unit reported clogging of their kitchen sink. They also requested the former building manager's assistance who cleared it before arrangement of its investigation by the Strata plumber.

7. Complaint - 5th floor resident

A resident of the 5th floor unit reported concerns regarding the building's staff reaction related to the schedule of the annual fire inspection. The Strata Agent reviewed the incident with the staff and provided direction to avoid misunderstandings in the future.

8. Cigarette Butts

A resident of a townhouse reported that cigarette butts have been thrown down onto their patio. A notice will be posted in the building reminding residents of the Strata bylaws pertaining to smoking.

9. Kitchen Sink Noise

Two residents of the 27th and 28th floor reported noise while draining their kitchen sinks. Inspection and cleaning have been arranged with Montalbano Plumbing on Wednesday, March 30, 2022. (New Business #4)

10. Cardboard and Garbage pile up

A resident of a 10th floor unit reported excessive pile up of cardboard in the visitor parking and of other recycling materials in the garbage room. The Strata Agent reached out to the building staff to address the problem.

Bylaws and Rules Violations

1. Rule Violation - Gate

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

2. Rule Violation - Gate

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

3. Bylaw Violation - Use of Property - Obstructing and littering common areas

The Council rejected the owner's dispute and approved a \$200.00 violation fine to a 26th floor unit owner.

4. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 15th floor unit owner.

5. Rule Violation - Recycling

The Council approved a \$50.00 rule violation fine to a 22nd floor unit owner.

6. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 25th floor unit owner.

7. Rule Violation - Gate

The Council approved a \$50.00 rule violation fine to a 16th floor unit owner.

8. Bylaw Violation - Rentals

The Council approved a \$500.00 bylaw violation fine to an 8th floor unit owner.

9. Rule Violation - Gate

After reviewing the 15th floor resident's dispute, the Council decided not to fine the resident for this violation.

10. Bylaw Violation - Payment of Strata Fees

After review and clarification of an error, the bylaw violation letter to a 5th floor unit owner was redacted.

11. Bylaw Violation - Payment of Strata Fees

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

12. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 16th floor unit owner.

13. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

14. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

15. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 21st floor unit owner.

16. Bylaw Violation - Payment of Strata Fees

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

17. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 35th floor unit owner.

18. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a townhouse unit owner.

19. Bylaw Violation - Payment of Strata Fees

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

20. Bylaw Violation - Payment of Strata Fees

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

21. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 16th floor unit owner.

22. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

23. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

24. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 21st floor unit owner.

25. Bylaw Violation - Payment of Strata Fees

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

26. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 35th floor unit owner.

27. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a commercial unit owner.

28. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a townhouse unit owner.

29. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a commercial unit owner.

New Business

1. Water leak in 30th floor unit

Following a report of a water leak by a resident of the 29th floor, it was determined that it was caused by a leak from a valve of the water supply line to the fridge at the unit above. The owners of both units were provided with the Strata Policy related to owners' responsibilities in these circumstances.

2. Fire Alarm - Dry Sprinkler System Failure

On March 12, 2022, an equipment failure in the dry fire sprinkler system tripped the building's fire alarm. The Fire Brigade attended and inspected the source of the failure. Provisional repairs were performed by Elite Fire Protection Ltd. the same day in the evening. Final repairs, including

repairs of water leaks in the fire pump activated during the alarm were completed on March 24, 2022.

The Council decided to invoke Strata bylaw 5.18.3 to cover the above unbudgeted emergency and safety repairs:

5.18.3 Despite subsection 5.18.1 and in addition to the exception contained in subsection 5.18.2, the strata council may authorize spending the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

3. Hot Tub Heating Modifications

Malburg Pump & Boiler completed replacement of the failed heat pump timer and temperature sensor repositioning on March 25, 2022.

4. Kitchen Sinks Draining

Following reports of issues in kitchen sink drainage in two units on 27th and 28th floor, the inspection and cleaning have been arranged with Montalbano Plumbing on Wednesday, March 30, 2022. The report from the contractor is pending.

5. Building Maintenance and Staff Vacation

The Council reviewed current maintenance needs and requested the Strata Agent to monitor their status. Surinder Sondhi, site supervisor will be on vacation from April 2 to May 1, 2022. His evening shift will be covered by the CMI Security personnel.

Termination of Meeting

There being no further business, the meeting was terminated at 7:04pm. The next council meeting has been scheduled for: **Wednesday, April 27th, 2022 @ 5:30PM** in the Meeting Room.



Sonny Shergill, Strata Agent
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