

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, April 29, 2020 at 5:30 pm

PRESENT:

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| Roman Piechocki | President / Treasurer |
| Peter van Diepen | Vice President |
| Irfaan Hafeez | |
| Lawrence Keenan | |
| Mark Deppel | |
| Mona Zarbafian | by phone - 5:30 pm to 6:30 pm |
| Renee Geragthy | (Commercial Section) - Unable to connect |

STRATA AGENT: Not in attendance

CALL TO ORDER:

The meeting was called to order at 5:30 pm. Venue: Party Room - to ensure safe physical distance between attendees.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the March 25, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for March 2020 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for March 2020.
2. Account Balances: Based on the bank statements, the current balances for the month ending March 2020 in the appropriate funds are as follows.
 - Total CRF: \$1,716,810.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash - \$169,697.00
3. Arrears Report: The total arrears for the Strata Corporation remain high at \$23,669.00. The Council decided to file a claim at Civil Resolution Tribunal (CRT) against one owner and sent Payment Demand letters to ten (10) owners. If the payments of outstanding debt are not received within two weeks, the Council will file claims at CRT.

BUSINESS ARISING

1. Swimming Pool: Bright Pools are expected to start installation of the non-stabilized chlorine feeder within the next week.
2. Boilers at Level 2 Boiler Room: Two boilers failed; the Council authorized Malburg Pump & Boiler to attend repairs which have been completed.
3. Water Leak in Unit at Level 6: According to contractors' report, provisional repairs have been completed, the leak has been contained. The building staff attends repairs of the drywall.

4. HUB Insurance Correspondence: In attempt to prevent another insurance premium hike, the Council sent to HUB Insurance a list of flood preventative measures implemented in the Classico building over the last ten years.
5. Fire Sprinkler Head Cages and Washing Machine Hoses Audit: The first round of the audit has been completed. Eighty-six (86) unit owners who failed to respond to the survey received a reminder letter with a deadline for response by April 30, 2020. The Council is compiling the responses and addressing deficiencies reported by the owners.
6. Civil Resolution Tribunal (CRT) Parking Assignments: A dispute filed at CRT by one of the owners related to parking stalls assignments, and responded to CRT by the Strata Corporation, has been adjudicated. The Council requested Property Management to provide the Strata office with updated list of parking assignments.
7. Classico Security Contract: CMI Concierge & Security Inc. agreed to the Council request to postpone the proposed \$1.00 per hour price increase till September 1, 2020 (new fiscal year). The approval of the increase is subject to noticeable improvement in service.

CORRESPONDENCE

The Council reviewed the following correspondence received or sent to the date of this meeting. The Strata Agent is instructed to respond where required as per the Councils decisions.

1. Daytime noise complaint against a neighbour. The Strata Agent contacted the unit's rental agent to advise their tenant to stop disturbing activities.
2. Complaint against the neighbour above about pigeon's droppings. The Council instructed Strata Agent to respond to complainant indicating uncertainty of complaints verification.
3. A response to a Gate rule violation. The Council decided to reverse the fine.
4. Two responses from an owner related to Swimming Pool rule violation and Gate violation. The Council instructed Strata Agent to invite the owner for a Hearing at the next physical Council meeting.
5. The rental agent requested to reverse the fine for Parking in the Driveway bylaw violation and disputed a violation letter for unreported and unapproved installation of partitions in their unit. The Council decided to fine the owner for both violations in a total amount of 2 x \$200.00 = \$400.00
6. The resident requested permission to install pigeon spikes and net. Based on previous decisions, the Council instructed Strata Agent to advise the resident that installation of spikes is permitted, however, only horizontal pigeon net is permitted, and its details must be presented for the Council approval.
7. The rental agent requested reversal of fines for Parking in the Driveway bylaw violation, and for the Noise and Smoking bylaws violations. The Council decided not to reverse the previously applied fines in the aggregate amount of \$400.00.
8. The owner of the unit requested to waive outstanding debt in the amount of \$3,450.00. The Council decided not forgive debt as per the CRT adjudication and Order to Pay of May 2020. The enforcement of CRT Order has been forwarded to Provincial Court.
9. Following the review of survey of the Washing Machine Hoses, eleven (11) owners were instructed to replace plastic or rubber hoses with metal braided hoses.
10. Payment Demand letters for outstanding debt were sent to eleven (11) owners.
11. Two noise complaints against the neighbour from one owner. After review of the circumstances of these incidents, including their verification or lack thereof, the Council decided not to issue violation letters. The situation is being monitored for any future problems.

BYLAW AND RULES VIOLATIONS

The Council reviewed and discussed the following correspondence sent for various bylaw and rules infractions:

1. Bylaw Infraction (Use of Property - unapproved installation of partition): The Council decided to fine the owners \$200.00.
2. Bylaw Infraction (Use of Property - unapproved installation of partition): The Council decided to fine the owners \$200.00.
3. Bylaw Infraction (Use of Property - Noise and Smoking): The Council decided to fine the owners \$200.00.

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, Alex Korecki, alex@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. Foggy Window - Unit on 32nd Floor: Following the owner's report and inspection of the window by the Council member, Accurate Glass was arranged to replace it.
2. Annual Fire Inspection Report: Elite Fire submitted a report from the inspection including quote for repairs of deficiencies. The Council approved the quote in the amount of \$643.65 and instructed Strata Agent to arrange and schedule the second round of inspection. It will include inspection of four units which failed to provide access for it on March 10, 2020.
3. Janitorial Service: Following reports from staff, the Council sent a commendation letter to Bar-el Building Maintenance Inc. for the current janitor's performance and requested her assignment to the Classico on permanent bases.
4. Water Leak 37th floor: The building staff performed preliminary inspection concluding that the leak appeared to have originated at the suite above. As the leak was very small and easy to contain, the owner/resident of the affected unit requested to postpone further action, due to COVID-19 conditions. The Council instructed the building staff to contact the owner of this unit again with request to access to determine the exact location of the leak.

BUILDING MAINTENANCE / REPAIRS

1. Dryer Vents Cleaning: The dryer vents cleaning will be attended by Pacific Heights as currently scheduled in late May or early June.
2. Windows Cleaning: Pacific Heights was advised to schedule the cleaning in early fall 2020.
3. Hot Water Supply Readjustments: Following the Council decision reported in the minutes of the Council meeting of March 25, 2020, three (3) Grundfos variable speed pumps have been received and two of them have been installed. They are being tested in the entire hot water supply system, and the data monitoring, assessments and pumps' adjustments are in progress.
4. Emergency Generator - Fuel Polishing: The Council received a quote from Canadian Fuel Polishing. The current Strata's fuel supplier, 4REFUEL (former Mini-tankers) no longer performs this job and declined to quote. Because of urgency of this project required to perform the generator's testing, the Council approved the quote from Canadian Fuel Polishing based on time on site and cost of materials.

5. Elevator to Lobby Communication: A site visit by Webbelectronics to investigate repairs to failed telephone connection from inside the elevator cabs to the lobby is being postponed due to COVID-19 conditions.
6. City of Vancouver Operating Permit: Malburg Pump & Boiler filed application to obtain permit for the building's water feature. The Council is awaiting City's response.
7. Lobby Upgrade/Renovation: Due to COVID-19, the installation of tiles is on hold - potential start of project is now anticipated in mid May.
8. Planter Drain Repairs - Back Lane Building Entry: Following recommendation from the landscaper, the Council authorized them to remove the dead tree from the planter free of charge. Previous building manager, who in the past performed planter drain repairs successfully and competitively, was requested to quote the repairs to the damaged drain.
9. Swimming Pool Closure and Maintenance: While the pool remains closed, minor repairs are being performed mainly by staff including, recirculation pump repairs, fixtures repairs, replacement of damaged tiles, re-grouting of one shower stall and inside windows cleaning.
10. Water Feature: The water was drained for inspection of the system's equipment, cleaning and repairs. The work is performed by the building staff.
11. Irrigation System: The entire system was inspected and tested by staff; the controller was set up in accordance with anticipated water use restrictions imposed by the City. For now, the system is being activated manually as required.

ITEMS PENDING *(to remain on the agenda until completed)*

1. Unit #2507 Flood Repairs: The Strata Corporation Insurance adjuster continues to resolve issues with the unit owner. The claim remains open. The Council decided to instruct Property Management to ensure that this unresolved for over a year claim is finally closed.
2. Roof & Patio Membranes: Quote from Vancouver Injection & Waterproofing remains deferred pending review of the Depreciation Report. The repairs are to include reported by an owner minor cracks and leaks on level 38 and 38 Upper.
3. Slip and Fall Incident of November 24th, 2019 - Insurance Claim #34696467: The adjuster recently advised the janitorial contractor and the Strata Corporation that the claim is closed at this time since the claimant has not come forward with a claim for injuries. However, the claimant has 2 years to do so from the date of the incident.
4. Legal - CRT Order Filed with Provincial Court: The Council previously approved to proceed with additional legal assistance to enforce the CRT order. The Strata legal counsel advised that all levels of BC courts are currently not scheduling any hearing due to COVID-19. They will contact Strata as soon as the court has started to schedule them.
5. Pet Registration: Procedure reinstatement and updating.
6. 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.

TERMINATION

There being no further business, the meeting was terminated at 7:30 pm

NEXT MEETING

The meeting is scheduled for Wednesday, May 27th, 2020 at 5:30 pm

Submitted by: Mark Deppel and Roman Piechocki, Strata Council members

ONLINE ACCESS TO CLASSICO

www.theclassico.ca