

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, April 28<sup>th</sup>, 2021 at 5:30pm

**PRESENT:**

Roman Piechocki	President / Treasurer
Peter van Diepen	Vice President
Irfaan Hafeez	
Mona Zarbafian	Via phone – 5:30pm to 6:33pm
Renee Geraghty	Commercial Rep Via phone – 5:30pm to 6:06pm

**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 5:40pm

## **MINUTES**

It was **MOVED/SECONDED** and **CARRIED** to approve the Wednesday, March 31st, 2021 Council meeting minutes as distributed.

## **FINANCIAL REPORT**

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for March 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 March 31, 2021 in the appropriate funds are as follows:
  - Total CRF: \$1,959,870.00 (*It includes prepaid insurance premium*)
  - Total Operating Cash: \$147,149.00
3. **Arrears Report:** As of April 23<sup>rd</sup>, 2021, total arrears were \$55,178.09. 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 owner whose unit is managed by this company was contacted directly and advised of the arrears as it was suspected that the management company had not been passing on arrears' letters. The owner has now started settling their arrears.
  - c. **Lien Warnings:** Lien warnings have been issued to all owners with lienable arrears.
4. **CRT Claims - Status Report:** The Council previously initiated claims at the Civil Resolution Tribunal (CRT) against two owners. The status of claims is as follows:
  - a. **One Unit** – A payment demand letter that had been postponed pending verification of fines on the account has now been approved and sent. Clark Wilson LLP provided four options for collection of outstanding debt: summon to a payment hearing; CRT order; register a lien on the property; court order for sale of the lot. The Council decided to proceed with all four options at once.

- b. **One Unit** – A Council member is liaising with Clark Wilson LLP in development of a payment demand letter to be sent to the unit's owner.

## **NEW BUSINESS**

It was **MOVED, SECONDED** and **APPROVED** to move up the following items of New Business for review with the Commercial representative presence at the meeting.

1. Pinnacle International (the Classico building developer) – Residential Parking Rental: The developer has expressed their intent to rent owned by them parking stalls to non-residents of the building. The Council reviewed the proposal and unanimously disapproved it.
2. Alarm Monitoring Backup Radio System: Due to lost connection, repetitive trouble alarms were triggered on the backup of the alarm monitoring system. Proposals with various solutions were submitted by Elite Fire and Accurate Alarms, the current monitoring service provider. The Council approved Accurate Alarms' proposal to add an antenna to the existing radio for the cost of \$316.00+GST.

## **BUSINESS ARISING**

1. Elevator Upgrade Recommendations: Following previously approved by the Council replacement of all three door operators, the new equipment has now been delivered, and their installation has commenced.
2. Drain Lines Inspections and Cleaning: Montalbano plumbing has submitted reports from kitchen drain lines inspection in 2507, 1903 and 2003. All units' lines were found to be in good condition with no obstructions. Kitchen stack inspection in unit 2003 located some standing water which appears to be the result of a flat piping in the offset. A future potential problem should be monitored. Also, following previous inspection of the toilet drain line in unit 506, a cleanout was installed, and a line inspected with a camera. The line was found to be in good condition, and no obstruction was found in the offset.
3. Planter Drain Repairs – Townhouse 6 – 649 Jervis St: After detailed inspection of the planter drain by contractors and staff, and based on their advice, the Council decided between meetings that it would be more effective and less expensive to bore two new drain holes than to locate and clear the obstruction in the existing planter drain. BCT Contractor completed repairs, and the replanting of the planter will be attended by Hoe! Hoe! Hoe! Landscaping.
4. Security Cameras: The Council met with an estimator of Action Integrated Security Solutions to review the building's current security cameras recording problems, and to establish potential upgrading of the entire surveillance system. A proposal from them is forthcoming.
5. Emergency Generator Annual Service: As previously reported, the Council approved a quote from Finning Cat to replace the damaged fuel filter housing. There is a 3-4 month wait time for the necessary parts.
6. Waste Management – Service Contract Termination: Following Waste Management service deficiencies reported at the previous council meeting minutes, as directed by the Council, the Strata Agent served the service termination notice to Waste Management effective August 16<sup>th</sup>, 2021. The Council decided to engage Green For Life (GFL) for the waste removal service.

7. Annual Fire Inspection and Equipment Testing: The second round of fire equipment testing has been completed by Elite Fire. One unit which again did not provide access for testing has been issued a fine letter.  
  
In accordance with the strata policy and bylaws, the Council prepared a list of chargebacks for replacement of required in-suite equipment.
8. Roof Anchor Testing: Reo Engineering & Testing completed the roof anchor testing on April 1<sup>st</sup>, 2021. The reports from testing were placed on file.
9. Lobby Entry Mat/Carpet Runner: Due to ongoing wet weather, discussion on whether to remove or replace the lobby carpet runner was deferred until the next meeting.
10. Dryer Vents and Windows Cleaning: In between meetings, the Council reviewed quotes from four contractors and approved a proposal from Pacific Heights for windows cleaning in the amount of \$9,650.00+GST and dryer vents cleaning (from outside only) in the amount of \$3,437.00.
11. Water Pressure Reducing Valves (PRV): Malburg Pump & Boiler continue repairs and adjustments of two PRVs of water distribution system on level 15.

### **CORRESPONDENCE**

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

1. Noise Warning: A warning letter issued to a 28<sup>th</sup> floor unit owner.
2. Request for Moratorium on Renovations: A 17<sup>th</sup> floor unit owner who due to Covid-19 implications works from home, requested to halt all residential renovations and construction activities generating disturbing noise. The Council found this restriction impractical and denied it.
3. Request for Renovations: A rejected by the Council request made by an 18<sup>th</sup> floor unit owner to perform major renovations, including alteration to the building exterior.
4. Smoke Alarm Replacement Chargeback: A chargeback letter issued to owners on the following floors: 3, 12, 15(x 2), 24, and 36.
5. Emergency Lighting (battery replacement) Chargeback: A chargeback letter issued to the owners of three commercial section units.

### **BYLAWS AND RULES VIOLATIONS**

1. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to five (5) unit owners.
2. Visitor Parking Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to four (4) unit owners.
3. Recycling Materials Disposal Fine: The Council reviewed violation dispute letter and decided not to apply the fine.
4. Pet in Lobby Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to two (2) unit owners.

5. Fire Inspection – No Access Fine: The Council reviewed and approved a \$200.00 bylaw violation fine to two (2) unit owners.

## **NEW BUSINESS**

Korecki Real Estate Services Inc. – Termination of Services: The Council has handed a letter to the Strata Agent advising that the Council has unanimously voted to terminate the services of Korecki Real Estate Services Ltd. by providing the required by the agreement a two-month notice. The Council decided that Classico would be served more effectively by another organization. Following the review of several potential service providers, the Council decided to engage West Coast Property Management Company Ltd. in managing Classico in the future. The said notice commences on May 1<sup>st</sup>, 2021 and terminates the services of Korecki Real Estate Services on June 30<sup>th</sup>, 2021.

## **TERMINATION**

There being no further business, the meeting was terminated at 6:33pm. The next council meeting has been scheduled for 5:30pm, Wednesday, May 26<sup>th</sup>, 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

**ONLINE ACCESS TO CLASSICO**

[www.theclassico.ca](http://www.theclassico.ca)