

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, April 24, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President *(Departed 7:30pm)*
Irfaan Hafeez
Lawrence Keenan
Mark Deppel
Mona Zarbafian

REGRETS: Mike Jobani (Commercial)

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

CALL TO ORDER:

The meeting was called to order at 5:35 pm.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the March 28, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for March 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 7 months ending March 31, 2019.
2. Account Balances: Based on the bank statements, the current balances for the 7 months ending March 31, 2019 in the appropriate funds are as follows.
 - Total Operating Cash \$143,317.00
 - Total CRF Cash \$1,554,272.00
3. Arrears Report: As of April 21, 2019, total arrears for the Strata Corporation were \$26,332.76. Four unit owners continue to be in significant arrears, despite having liens placed against their units. A lawyer will be retained to commence foreclosure proceedings against the units in question.

In accordance with the bylaws, the Agent was instructed to start implementing late payment fines and fees against unit owner in arrears.

BUSINESS ARISING

1. Swimming Pool: AME Group is in the process of conducting a feasibility study for changing the pool disinfectant system. The study is expected to be completed by Friday, April 26, 2019.

2. Commercial Section Recycling: A mixed containers bin has been delivered and a biweekly pickup schedule established via the back lane, commercial section loading zone.
3. Washing Machine Drain Raisers Cleaning: Glory Carpet completed the in-suite drywall repairs in the 12 units affected by the installation of the washing machine cleanout drains.
4. Electrical Vault Cleaning: Due to business interruption concerns affecting commercial section, the triennial main electrical vault cleaning has been rescheduled to 1:00 am, Thursday, July 4 and Wednesday, July 24, 2019. The project will require a power shutdown in the building. Appropriate notices to owners will be delivered and posted well in advance.
5. Ongoing Noise Violations: The Council declined the unit owners' request to drop the charges relating to the ongoing noise and other violations fines currently processed at the Civil Resolution Tribunal (CRT). The Council member contact person at the CRT dispute was authorized to maintain the initial demand for payment of the outstanding fines in full.

It is noted that due to potential conflict of interest, a council member was not present at the meeting during the above discussion.

6. Parkade Gates Remote Opener: The Council reviewed long-range (24") fob reader installation quotes from: Atlas Alarms Ltd., West Coast Communications Inc. and Klassen Technologies. Following recommendation of Westcoast Communications, the Council decided to mount the existing gate readers with a wood separator, which should limit interference and extend their range.
7. Depreciation Report: NLD Consulting Reserve Fund Advisors is in the process of preparing a depreciation report. A draft report is expected to be ready by end of June 2019.
8. Annual Fire Inspection: Elite Fire Protection is scheduled to conduct a second round of fire testing deficiencies, including inspection of the nine missed out units, on Wednesday, May 1, 2019.

Nine (9) unit owners will be issued bylaw violation fine letters for failing to provide access during the initial fire testing. Ten (10) unit owners will be issued chargeback letters for replacement of various in-unit faulty fire prevention devices.

9. Dryer Vents Cleaning: Pacific Heights Services is scheduled to conduct dryer vents cleaning from outside only on Monday, June 24, 2019. Appropriate notices will be issued in advance of the cleaning. The contractor declined to offer a multi-year contract discount as requested by the Council at the previous meeting.
10. Windows Cleaning: Pacific Heights Services is scheduled to conduct windows cleaning on Monday, June 24, 2019. Appropriate notices will be issued in advance of the cleaning. The contractor declined to offer a multi-year contract discount as requested by the Council at the previous meeting.
11. 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 proof of injury and medical reports from the impacted party.
12. Motorcycle Noise: A Council member is interacting with the City of Vancouver where and how excessive vehicle noise complaints can be filed.
13. Jervis St. Landscaping: A Council member volunteered to prepare a landscaping proposal on the City boulevard at the intersection of Jervis and Melville streets.

14. Telus Fibre Optic: Concerns were raised relating to disposal of construction materials and solicitation of services by Telus and their subcontractor, Ledcor. The Strata Agent was instructed to file an official complaint.

CORRESPONDENCE

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

1. A letter issued to the City of Vancouver, relating to the recently implemented parking restrictions along the back lane. A representative from the City of Vancouver reiterated that parking along the back lane has never been permitted, and that specialty parking decals can not be issued to the townhouse owners affected by the restrictions.
2. A letter from a unit owner, requesting additional landscaping improvements along the 5th floor garden level. Following a review from Hoe! Hoe! Hoe! Gardening Services a budget of \$1,000.00 was allotted for the project.
3. A letter from a unit owner, expressing concern relating to an apparent sewer backup in their bathroom sink. A plumber has since been contacted to investigate and address the issue.
4. A letter from an owner relating to an apparent brick barrier and balcony water overflow from the unit above them. The issue is being investigated by the building staff.
5. Two separate visitor parking usage dispute response letters issued to a unit owner.
6. A party room violation dispute response letter issued to a unit owner.
7. A bathroom renovation approval letter issued to a unit owner.
8. A short-term rental violation dispute letter issued to a unit owner.
9. Parkade gate dispute response letters issued to two separate unit owners.
10. A garbage disposal dispute response letter issued to a unit owner.

BYLAWS AND RULES VIOLATIONS

1. Visitor Parking Rule Violation: Four separate violation letters were sent to a unit owner. The Council reviewed a dispute letter from the owner and considering circumstances of the cases, approved the fines in the aggregate amount of \$200.00.
2. Noise Bylaw Violation: A violation letter was sent to a unit owner. As this was the first offence, the Council decided not to impose a fine.
3. Cooking Oil Spill Violation - Loading Zone - Back Lane: A violation letter was sent to a commercial unit owner. The Council approved a fine of \$200.00 and decided to have the oil spill cleaned by the janitorial contractor, with its cost to be borne by the unit owner.
4. Parking Bylaw Violation: A violation letter was sent to a commercial unit owner. The Council approved a fine of \$200.00.

NEW BUSINESS

1. Carpets Cleaning: In between meetings, following review of several quotes, Maxima Cleaning Restoration was retained to conduct carpets cleaning at the cost of \$1,764.00 (plus tax). A cleaning date is being scheduled. Appropriate notice to residents will be posted in advance.
2. Contractors List: A Council member volunteered to liaise with the Strata Agent to compile a list of current service providers and review their service contracts.
3. Flood - Water Pressure Testing - Restoration Service: A unit was flooded from a kitchen sink water supply line being misconnected by the strata corporation contractor who was testing water pressure in the building. Due to the nature of the incident, the Council held an emergency meeting and decided to retain Phoenix Restorations to provide remediation services. The costs of it will be subrogated against the strata contractor who caused the flood.
4. Security Fobs Audit: The Council discussed the possibility of conducting security fobs audit. Further discussion on the issue was deferred until the next council meeting.
5. In-suite Flood Detectors: The previously provided by the strata corporation in-suite flood detectors are expiring. The Strata Agent is in the process of obtaining flood detector replacement quotes.
6. Water Supply Lines and Fire Sprinkler Cages - Safety Reminder: The Owners are reminded to inspect their icemaker and washing machine water supply lines and replace them with steel braided hoses (where applicable). The Owners are also requested to verify presence of protective cages on all in-suite fire sprinkler heads, installed by the strata corporation in 2016.

Termination

There being no further business, the meeting was terminated at 7:50pm. The next Council meetings have been scheduled for Wednesday, May 15, June 26 and July 31, 2019 at 5:30pm

Alex Korecki, Dip.ULE
Strata Agent

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