

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, May 26th, 2021 at 5:30pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez
Mark Deppel

REGRETS: Lawrence Keenan
Mona Zarbafian
Renee Geraghty

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 5:37pm

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the Wednesday, April 28th, 2021 Council meeting minutes as distributed.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for April 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 April 30th, 2021 in the appropriate funds are as follows:
 - Total CRF: \$1,964,605.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$143,742.00
3. **Arrears Report:** As of May 21st, 2021, total arrears were \$49,018.27. Most arrears were attributed to a \$24,188.66 flood restoration chargeback, special levies/strata fee catchup payments, and fines.
 - a. **Flood Restoration Chargeback:** A payment demand letter has been issued to the responsible unit owner.
 - b. **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** – Clark Wilson LLC has registered a lien against the property. At Clark Wilson's suggestion, the strata is proceeding with CRT action and seeking an order in the Supreme Court for sale of the strata lot.
 - b. **One Unit** – Council has authorized Korecki Real Estate to issue a payment demand letter, instead of a Council member liaising with Clark Wilson LLP to issue one.

- c. **One Unit** – A payment demand letter has been sent the council is initiating a CRT claim.

BUSINESS ARISING

1. Elevator Upgrade Recommendations: Richmond Elevator is in the process of replacing the elevator door operator, which has been delayed to a microchip issue. Elevator car B was out of services at the time of the meeting as a result of these delays. The Agent is in the process of following up with Richmond Elevator to expedite the resolution of the issue.
2. Planter Drain Repairs TH6: Repairs have been completed and the planters have been replanted.
3. Door Seal Failure TH8: The door seal has been repaired.
4. Security Cameras: An updated proposal has been submitted by Action Integrated Security in the amount of \$33,285.00 (plus tax). The Council will review all proposals for upgrading the surveillance system and potentially prepare resolution for the owners' approval at the next AGM.
5. Waste Removal: The Council previously approved a waster removal contract with GFL Environmental. The Agent was asked to modify the contract to a one-year renewal term.
6. Lobby Entry Mat/ Carpet runner: The lobby runner was removed by Council on May 12th, 2021. It was agreed to leave the runners out of the lobby for the Summer and return them in the fall.
7. Dryer Vents and Window Cleaning: Dryer vent and window cleaning has been scheduled for June 7th – June 23rd. Appropriate notices to owners and residents will be distributed and posted well in advance.
8. Pinnacle Parking Rental: In-between meetings, a letter was received from McCarthy Tetrault counsel to Pinnacle International Realty Group, expressing their intent to claim damages from the Strata if they refuse to allow access through the parkade gate to their rental stalls. Members of the Council have agreed to meet representatives of Pinnacle on Friday, May 28th to discuss options.
9. Alarm Backup Upgrade: Upgrades to the monitoring system have been scheduled for June 3rd, 2021.

CORRESPONDENCE

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

1. Visitor Parking Fine Dispute: A dispute to a fine letter received from a 6th floor unit owner was reviewed and rejected.
2. Parkade Gate Fine Dispute: A dispute to a fine letter received from an 8th floor unit owner was reviewed and rejected.
3. Pet in Lobby Fine Dispute: A dispute to a fine letter received from a 20th floor unit owner was reviewed and rejected.
4. EV Charging Fee Chargeback: A chargeback letter issued to a 23rd floor unit owner was reviewed and approved.

5. Request for Plugzio Installation: A request for EV charging facilities received from a 23rd floor unit owner was reviewed and rejected.
6. No Access Fine Dispute: A dispute to a fine letter received by an 8th floor unit owner was reviewed and rejected.
7. Elevator Restrictions Complaint: A complaint from an 18th floor unit owner over confusing signage about elevator restrictions was reviewed. New signage has been put up.
8. Request for Moratorium on Construction – Council Response: A response to a request from a 17th floor unit owner requesting a suspension on all construction and renovations during COVID-19 work-from-home was reviewed. The council's rejection of this request was reviewed and approved.
9. Fire Speaker Disconnection: A letter issued to a 23rd floor unit owner directing them to replace their in-suite speakers was reviewed and approved.
10. Recycling Fine Dispute – Council Response: A response to a 25th floor unit owner rejecting their fine dispute was reviewed and approved.
11. Noise Warning: A warning letter issued to a 28th floor unit owner was reviewed and approved.
12. Noise Warning Retraction: A previously approved noise warning letter was erroneously issued to a 28th floor unit owner. A retraction to this letter was reviewed and approved.
13. Indemnity Agreement: An indemnity agreement for renovations to a 6th floor unit was reviewed and approved.
14. Indemnity Agreement: An indemnity agreement for renovations to a 33rd floor unit owner was reviewed and approved.
15. Payment Demand: A payment demand letter issued to a 21st floor unit owner was reviewed and approved.
16. Council Decision Dispute Response: A tenant of a 10th floor unit attempted to dispute, in person, a previously approved Council decision. A letter issued to the tenant and owner explaining that the next stage is CRT action was reviewed and approved. The tenant was advised to request a Council meeting hearing.
17. Form K Fine Dispute: A dispute to a fine letter received from a 31st floor unit owner was reviewed and rejected.
18. Lien Warnings: Lien warning letters issued to 24-unit owners were reviewed and approved.
19. Smoke Alarm Chargebacks: Chargeback letters for replacement of smoke alarms issued to 12-unit owners were reviewed and approved.

BYLAWS AND RULES VIOLATIONS

1. Parkade Gate Fine: A fine letter issued to a, 8th floor unit owner was reviewed and approved. The fine was approved.
2. Noise Fine: A fine letter issued to a 30th floor unit owner was reviewed and approved. The fine was approved.
3. Visitor Parking Fine: A fine letter issued to an 8th floor unit owner was reviewed and approved. The fine was approved.

4. Parkade Gate Fine: A fine letter issued to a 35th floor unit owner was reviewed and approved. The fine was approved.
5. Failure to Provide Access Fine: A fine letter issued to a 27th floor unit owner was reviewed and approved. The fine was approved.

NEW BUSINESS

1. Telus Monitoring Long Distance Charges: The Council President remarked that there have been several one-minute long-distance charges on the alarm monitoring phoneline. Accurate Alarms will investigate the cause on June 3rd when they attend to upgrade the backup monitoring system.
2. Swimming Pool Pump Failure: A swimming pool pump failed in-between meetings. The Council approved repairs by Imperial Paddock in the amount of \$1,395.00 (plus tax).
3. Terrace Level 2 Attempted Break-In: Several attempted break-ins were intercepted by Council. The Council decided to enhance the entrance's security, and approved a quote for it from Cornel Berceanu, previous building manager at \$1,200.00 (incl. tax).
4. Amenities Re-opening Proposal: Following review of the proposal from the Council president, it was MOVED, SECONDED and APPROVED to reopen the building exercise room and hot tub effective June 15th, 2021. It was decided not to reopen the sauna for the time being as the sanitization of this area is impractical. The Residents will be notified of the updated COVID-19 protocols affecting these facilities."
5. Electrical Vault Fan: In between meetings a quote was approved from George Malburg to replace a failing fan in the electrical vault at the cost of \$2,500.00 (plus tax).
6. Enterphone – Visitor Parkade Gate Failure: An enterphone failure at the visitor parkade gate was attended and repaired by Klassen Technologies.
7. Unauthorized Entry to Commercial Roof: Following unauthorized access to the Commercial Section roof, a townhouse resident has submitted concerns and suggestions for improved security in the area. The Council will investigate potential enhancement of security in this area.
8. Concierge Rate Increase: Security Service Rate Increase: CMI Security Services requested a rate increase for security services by \$1.00/hr, commencing September 1st, 2021. The Council approved the rate increase.
9. Borehole Drilling: A letter from the West End and Coal Harbour Residents Association was brought to the Council's attention regarding borehole drilling at a construction site at 480 Broughton Street. The recommendations in the letter were reviewed by Council, and it was unanimously decided that no action is required at this time.

TERMINATION

There being no further business, the meeting was terminated at 7:05pm. The next council meeting has been scheduled for 5:30pm, Wednesday, June 23rd, 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