

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, May 15, 2019 at 5:30 pm

**PRESENT:** Roman Piechocki President / Treasurer  
Peter van Diepen Vice President  
Mike Jobani (Commercial) *(Departed 6:05pm)*  
Lawrence Keenan *(Departed 6:35pm)*  
Mark Deppel  
Mona Zarbafian *(Departed 7:15pm)*

**REGRETS:** Irfaan Hafeez

**STRATA AGENT:** Alex Korecki, Korecki Real Estate Services Inc.  
Carol Pedlar, Korecki Real Estate Services Inc.  
Mike Alavi, 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 April 24, 2019 Council meeting minutes as distributed.

## FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for April 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 8 months ending April 30, 2019.
2. Account Balances: Based on the bank statements, the current balances for the 8 months ending April 30, 2019 in the appropriate funds are as follows.
  - Total Operating Cash \$107,073.00
  - Total CRF Cash \$1,574,322.00
3. Arrears Report: As of May 10, 2019, total arrears for the Strata Corporation were \$25,454.72. Eight unit owners continue to be in significant arrears, three of which have liens placed against their units. A lawyer will be retained to commence foreclosure proceedings against all units with registered liens.

Given the large number of owners choosing to decline paying assessed fines for a prolonged time, the council instructed the Strata Agent to invoke bylaw S.21.2, which imposes late fine payment fee of additional fines, every month, as stipulated in said bylaw.

## BUSINESS ARISING

1. Swimming Pool: AME Group has completed the feasibility study for changing the pool disinfectant system. The report will be reviewed with the current pool service provider, Imperial Paddock Pool.
2. Electrical Vault Cleaning: The triennial main electrical vault cleaning is scheduled for 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.
3. Ongoing Noise Violations: Following a mediation process, a Consent Resolution Order has been received from the Civil Resolution Tribunal (CRT) relating to an owner's ongoing noise and other violation fines totaling \$3,221.88. The bylaw fines and strata fee arrears are to be paid by the owner in \$200.00 monthly installments effective June 30, 2019.

An additional noise complaint against the owner was reviewed, and the Strata Agent was instructed to issue a noise bylaw violation letter. It is noted that due to potential conflict of interest, a council member was not present at the meeting during the above process.

4. Parkade Gates Remote Opener: The Building Manager is in the process of mounting the existing gate readers with a wood separator, which should limit interference and extend their range.
5. 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.
6. Annual Fire Inspection: Elite Fire Protection conducted a second round of fire testing deficiencies, including inspection of the nine missed units, on Wednesday, May 1, 2019.

Three unit owners have been issued bylaw violation fine letters for failing to provide access during the second round of fire testing. The owners must provide proof of testing, conducted by a licensed technician.

7. 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.
8. 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.
9. Swimming Pool Injury: The strata insurance adjuster is awaiting proof of injury and related medical reports from the party allegedly injured while jumping into the swimming pool on December 2, 2018. The claim is ongoing.
10. Motorcycle Noise: Owners affected by motorcycle noise are encouraged to write to the City of Vancouver Councillor Michael Wiebe at CLRwiebe@vancouver.ca. The suggested wording is:

*"Our neighbourhood downtown around West Pender Street, has a problem with motorcyclists creating undue noise, a problem that is growing more serious every year. Riders cruise the streets gunning their engines with the apparent single goal to create noise and annoy people. Often looking menacing on their Harley Davidson and similar machines, they have become a public nuisance. It will be most appreciated if the City found ways to discourage motorcycle riders from frequenting our neighbourhood".*

11. Jervis St. Landscaping: A Council member is in the process of preparing landscaping proposals for the City boulevard at the intersection of Jervis and Melville streets.
12. Carpets Cleaning: Maxima Cleaning Restoration completed the carpets cleaning on Friday, May 3, 2019.
13. Contractors List: A Council member is in the process of liaising with the Strata Agent to compile a list of current service providers and review their service contracts.
14. Flood - Water Pressure Testing - Restoration Service: Phoenix Restorations is in the process of restoring the unit which was flooded from a kitchen sink water supply line being misconnected by a strata corporation contractor. The costs will be subrogated against the contractor who caused the flood.
15. Security Fobs Audit: The Council reviewed current building staff practices of periodical checking of the assigned fobs and decided that a full security fobs audit is not required at this time. Owners who have lost fobs or are uncertain of the number of fobs assigned to their unit are encouraged to verify it with the building managers.
16. In-suite Flood Detectors: Due to budgetary constraints, purchase of in-suite flood detectors was deferred until the end of this fiscal period.

### **CORRESPONDENCE**

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

1. A letter granting an owner permission to install new carpets in their unit.
2. A visitor parking violation dispute response letter issued to a unit owner.
3. A bathroom renovation approval letter issued to a unit owner.
4. A hardwood flooring installation approval letter issued to a unit owner.
5. A response email to a unit owner advising them that budget of \$1,000.00 has been allotted for landscaping improvements long the 5<sup>th</sup> floor garden level.
6. A response email to a unit owner advising them that the sporadic sewer backup in their bathroom sink is being investigated.
7. A response email to a unit owner, who filed a complaint relating to an apparent balcony brick barrier and balcony water overflow. The issue has since been resolved.
8. A request letter from an owner with payment plan of the significant strata fee arrears was reviewed. Due to the extent of the arrears and failure of the plan to repay the debt within a reasonable time, the request was rejected.

### **BYLAWS AND RULES VIOLATIONS**

1. Parkade Gate Rule Violation: Violation letters were sent to a residential and a commercial unit owners. The Council approved fines in the respective amounts of \$50.00.
2. Food Odour Bylaw Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$200.00.

3. No Shower Swimming Pool Rule Violation: Violation letters were sent to two unit owners. The Council reviewed the dispute letters from the owners and considering the circumstances of the cases, decided not to impose the fines.
4. Business Operating Bylaw Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and considering the circumstances of the case, decided not to impose the fine.
5. Visitor Parking Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.
6. Noise Bylaw Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and considering the circumstances of the case, decided not to impose the fine.
7. Charge Back Replacement of Faulty Fire Equipment: Chargeback letters were sent to ten (10) unit owners. The Council reviewed a dispute letter from one of the unit owner, following which it was verified that the owner was charged by error. A retraction letter will be issued.
8. Failure to Provide Access for Annual Fire Inspections Bylaw Violation: Violation letters were sent to nine (9) unit owners. The Council approved the imposition of \$200.00 fines against eight (8) separate unit owners.

The Council reviewed dispute letters from two separate unit owners, and considering the extenuating circumstances of the case, decided not to impose a fine against one of the units.

9. Garbage Disposal Bylaw Violation: A violation letter was sent to a unit owner. The Council reviewed a dispute letter from the owner and considering circumstances of two separate incidents, decided to implement fines in the aggregate amount of \$400.00 plus \$50.00 chargeback for the removal of the garbage from site.

## **NEW BUSINESS**

1. Keyscan and Enterphone Failures: Because of the ongoing enterphone and Keyscan system failures, the Council approved quotes from Westcoast Communications Inc. for replacement of the systems motherboard and communication board in an aggregate amount of \$4,560.00 (plus tax).
2. Sewer Backup Flood: Following a twenty-fifth floor kitchen sink drain back up on May 1, 2019, attended promptly by the building staff and strata plumbers, Phoenix Restorations is in the process of conducting emergency dry out in two units. An insurance claim has been opened as the incident will exceed the \$15,000.00 sewer backup deductible. The building staff is liaising with Montalbano Plumbing, whom will arrange for installation of clean out drains and cleaning of the drain riser.
3. Sewer Backup Sink: A fifth floor unit continues to experience sporadic bathroom sink backups. The building staff is liaising with Montalbano Plumbing to have the issue rectified.
4. Speed Humps Installation: In 2014/2015, City of Vancouver entered into an agreement with the strata corporation to install three speed humps along the back lane, at the final cost of \$10,409.47. The invoice was not paid as the City failed to provide a cost breakdown. The Agent is attempting to obtain the requested documentation.

**Termination**

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

**Alex Korecki, Dip.ULE**  
Strata Agent

**Korecki Real Estate Services Inc.**  
"Service Without Compromise"  
130 - 3751 Jacombs Rd, | Richmond B.C. V6V 2R4  
Office: 604.233.7772 | Fax: 604.295.5771  
E-mail: info@korecki.ca | Web: www.korecki.ca  
LinkedIn | Twitter | Facebook

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