

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, May 27, 2020 at 5:30 pm

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

**REGRETS:** Mona Zarbafian  
Renee Geragthy (Commercial Section)

**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.

**COUNCIL HEARING: (5:35pm - 5:50pm)** - The owner of a unit attended the meeting to dispute two violations reported by other residents against their unit. Further information on the issues can be located under Correspondence, Item 2. (The Council member who filed one of the complaints did not participate in the process.)

**BUILDING MANAGER:** Ned Stojakovic attended the meeting and provided an overview of the current building maintenance projects, including water feature repairs and noted a positive effect of installation of non-stabilized chlorination system in the swimming pool. Following previous review of Ned's probationary period, the Council confirmed his position as permanent as of June 1, 2020. Ned indicated he is happy with the work at Classico and will continue his work here. The appointment to this position comes with contractual pay increase.

## **MINUTES**

It was **MOVED / SECONDED** and **CARRIED** to approve the April 29, 2020 Council meeting minutes as distributed.

## **FINANCIAL REPORT**

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for April 2020 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for April 2020.
2. **Account Balances:** Based on the bank statements, the current balances for the month ending April 30, 2020 in the appropriate funds are as follows.
  - Total CRF: \$1,742.867.00 (*It includes prepaid insurance premium*)
  - Total Operating Cash - \$129,312.00
3. **Arrears Report:** The total arrears for the Strata Corporation remain high at \$26,189.00. The Council filed claims at Civil Resolution Tribunal (CRT) against two owners owed to Strata Corporation in amounts of \$1,435.24 and \$4,700.00 respectively. Filing of claims against another eight owners with large arrears is pending.

## **BUDGET 2020/2021**

The treasurer provided preliminary overview of the next fiscal year budget. Considerable increase in the Strata insurance premium and recommended by the Depreciation Report increase in contribution to the Contingency Reserve Fund (CRF) necessitates about 19% increase in the Strata maintenance fee. This approach met initial approval of the Council's majority.

## **BUSINESS ARISING**

1. Swimming Pool: Bright Pools installed the non-stabilized chlorine feeder for the swimming pool water disinfection. Its expected effectiveness in providing a lower level of cyanuric acid in the pool water and the overall reduction in use of chemicals is monitored by staff.
2. 6<sup>th</sup> Floor Unit Water Leak: Following containment of the leak by Montalbano Plumbing, the building staff repaired the drywall.
3. Fire Sprinkler Head Cages and Washing Machine Hose Audit: Eighty six (86) owners who failed to respond to the survey received a reminder letter. Unfortunately, thirty nine owners (39) still did not respond. The Strata Agent is instructed to follow up with another reminder. The Council continues compiling responses and addressing deficiencies reported by the owners. This survey is intended to be used with the insurance company in the Council's effort to minimize the premium and maintenance fees for all owners.
4. Parking Assignments - CRT Dispute: Property Management is reviewing CRT decision to provide Strata Corporation with the updated list of Classico parking assignments.
5. Classico Security Contract: CMI Concierge & Security Inc. confirmed postponement of the proposed \$1.00 per hour price increase till September 1, 2020, and improvement of the service as requested by the Council.
6. Foggy Window - Unit 32<sup>nd</sup> Floor: Accurate Glass has been arranged to replace the window.
7. Annual Fire Inspection - 2<sup>nd</sup> round: Awaiting schedule from Elite Fire to address efficiencies including inspection of four missed out residential units.
8. Dryer Vents Cleaning: Tentative schedule May/June. The Strata Agent was instructed to approach Pacific Heights to confirm the project's schedule.
9. Windows Cleaning: The cleaning is scheduled in early fall 2020.
10. Hot Water Supply Readjustments: Two Grundfos variable speed pumps and one Tekmar controller have been installed in the recirculation system. The data monitoring and pumps' adjustments continue to achieve the lowest acceptable water flow to reduce its corrosive effect on the copper supply lines.
11. Emergency Generator: Canadian Fuel Polishing completed fuel tank cleaning. The remaining deficiencies listed in the annual inspection of the generator were expected to be addressed by Finning. Because of lack of response from them, the Strata Agent is going to be instructed to arrange the repairs by another contractor.
12. Elevator Emergency Phone: 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.
13. Lobby upgrade: Glory Carpet completed installation of additional wall tiles in the main lobby. The work turned out well, and in general, there are positive comments from residents about it.

14. Planter Drain Repairs - Back Lane Building Entry: Due to the considerable cost of repairs quoted by the previous building manager, the project is on hold. The Strata Agent was instructed to approach the landscaper to provide alternative temporary solutions.

## **CORRESPONDENCE**

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

1. Bird deterrent/Balcony plastic enclosure was requested by a resident. The Council responded that installation of spikes is permitted. Horizontal netting is permitted subject to Council's approval of its design.
2. The owner disputed previously applied fines for two violations: Rule No.3 - Swimming Pool/No shower and Rule No.5 - Gate Procedure. The Council decided not to reverse these fines.
3. Letters sent to the City of Vancouver advising of unapproved installation of partitions in two residential units and requesting inspection of the units with respect to potential violation of the Municipal Fire Code.

## **BYLAW/RULES VIOLATIONS AND CHARGES**

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

1. Oil Spill Charge Back: The Council decided to charge the owners \$45.00 for cleaning the oil spill in their parking stall.
2. Bylaw Infraction (Garbage Disposal): The Council decided to fine the owners \$200.00 and charge \$50.00 for removal and disposal of the garbage from the Strata property.
3. Bylaw Infraction (Use of Property - Noise): The Council decided to fine the owners \$200.00.
4. Bylaw Infraction (Failure to provide access for Fire Inspection): The Council decided to fine four (4) owners in the amount of \$200.00 each.

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](mailto: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. Swimming Pool Operation: The pool was reopened on May 9, 2020. Due to the pandemic conditions, the remaining amenities remain closed. The Council is awaiting confirmation of further relaxation of social distancing restrictions.
2. Water Feature: Major maintenance is under way including membrane repairs, inspection of the system equipment and general cleaning. The Council approved a quote from Vancouver Injection & Waterproofing in the amount of \$1,150.00 + GST for repairs of partially damaged membrane of the upper pond.
3. Snow Removal Charges: The Property Management's accounting is in the process of resolving disputed by the Council charges for snow removal service provided by Bar-El Janitorial in January 2020.

4. Unit #2507 Outstanding Insurance Claim - Flood Repairs: The Council previously instructed Strata Agent to ensure that the unresolved for over a year claim is finally closed. Unfortunately, it is still open. The HUB insurance advised Property Management of their awaiting expiry of statute of limitation, and confirmed that it will not affect the Strata's insurance premium.
5. Minor water leak in Unit at Level 15: preliminary inspection indicated potential leak from the dryer duct. The resident was advised to run the dryer longer and monitor it.
6. Level 2 Corridor: Following review of the corridor's condition with the staff, the Council instructed them to repaint the wall and the damaged flooring in front of the elevators.
7. Tower Elevator Room Ventilation: The building mechanical contractor reported malfunctions of the cooling fan's motor. As the weather is becoming warmer, the Council approved Malburg Pump & Boiler's quote for replacement of the fan's motor in the amount of not exceeding \$1,000.00.
8. CRT Order - Outstanding Owners Debt - Provincial Court: The Strata Agent is to be instructed to ensure that the case proceeds as soon as the court resumes hearings suspended due to COVID-19.
9. Home Deliveries: A considerable increase in residents' home deliveries during the COVID-19 conditions became a challenge in the building operation. As there is no concierge service in Classico, the Council decided as follows:
  - Remind the building staff not to accept and store packages for residents
  - Inform the residents and owners by way of notice that they must make their own arrangements with delivery services and not assume the building staff will handle them.

#### **TERMINATION**

There being no further business, the meeting was terminated at 8:00 pm

#### **NEXT MEETING**

The meeting is scheduled for Wednesday, June 24<sup>th</sup>, 2020 at 5:30 pm

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

<p><b><u>ONLINE ACCESS TO CLASSICO</u></b> <a href="http://www.theclassico.ca">www.theclassico.ca</a></p>
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