

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, May 25, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Peter van Diepen - Vice President
Mark Deppel
Irfaan Hafeez
Sonny Shergill, Strata Agent, West Coast Property Management LTD

Regrets

Lawrence Keenan
Renee Geraghty

Call Meeting to Order

Sonny Shergill, Strata Agent called the meeting to order at 5:36m

Approval of Council Meeting Minutes of Wednesday, April 27, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, April 27, 2022, as previously circulated.

Council Hearings

1. An owner of 30th Floor Unit: 5:40pm to 5:50pm - The Council reviewed the Owner's dispute of the vehicle insurance violation and decided to reverse the fine.
2. An owner of 19th Floor Unit: 5:50pm to 6:00pm - The Council reviewed the Owner's dispute of the Form K related to rental violation and decided to waive the \$200.00 fine but will be charging the unit \$100.00 for a move in fee to unfurnished suite.
3. An owner of a townhouse unit: 6:00pm to 6:10pm - The Council reviewed the Owner's dispute regarding their arrears and decided that the owner must pay all the disputed amounts to avoid additional fines.

Review of Financial Information

1. Monthly Statements

The Treasurer reported on the Financial Statements for April 2022 before and at the meeting. It was **MOVED**, **SECONDED** and **CARRIED** to approve the Financial Statements listed above.

2. Account Balances

The current balances based on bank statements for the month ending April 31, 2022, in the appropriate funds are as follows:

- A. Total CRF: \$2,241,895.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$69,910.00

3. Arrears Report

As of May 19, 2022, total arrears were \$60,288.57. The owners with excessive outstanding amounts have been liened or are in the process of being liened. The Council once again instructed the Strata Agent to apply fines for the overdue payments of the Strata maintenance fees in line with the Strata Corporation bylaw:

R.2.2 All strata fees are due and payable no later than the first business day of each calendar month. Fees received later than the appointed time will be subject to a fine of \$50 per month for each and every month that payment is late to be levied by the strata management company.

4. Refunds

PST refund from the Ministry of Finance for gas charged by Fortis was applied for in June 2021. The Council president and the Strata Agent are still awaiting a response to their repeated inquiries about the application's status. Following ineffective contacts with the Ministry of Finance by phone and email, the application was resubmitted to the Ministry of Finance by mail on May 24, 2022.

Business Arising

1. Isolation Valve (Cold Water Supply Line - Installation Proposal)

Flow-Safe Plumbing is in the process of obtaining materials and awaiting valve order from the wholesaler. Flow-Safe has provided specifications of the materials which will be forwarded for review to the Strata mechanical contractor.

Background: It was determined that to facilitate work on the water distribution system at levels 3 to 15, it is necessary to install a missing 4" stainless steel ball valve and a drain on the cold-water supply line. The owners approved the project at AGM in October 2021.

2. Water leak (Ceiling in commercial section corridor - level 1)

The Strata Agent has contacted Vancouver Injection & Waterproofing and provided them with the building manager's report. Awaiting work scheduling.

3. Glass replacements

- 1366 W. Pender St. - Glass is on order by Action Glass
- 1328 W. Pender St. - Glass was replaced by Action Glass on May 19, 2022

4. Annual Fire Inspection (Standpipe & Fire Sprinkler System repairs)

Elite Fire, a regular Strata contractor provided a quote for repairs. The Strata Agent is awaiting a quote for repairs of the deficiencies from a competitor.

5. Windows and Dryer Vents Cleaning

Pacific Heights Services completed the cleaning of the windows and dryer vents. They are currently addressing deficiencies forwarded from owners.

6. Water Leak in 35th floor unit

The leak was provisionally contained on April 6, 2022. The repairs were completed on May 4, 2022, by Malburg Pump & Boiler.

7. Water Feature

The Strata Corporation was contacted by Safety Inspector, City of Vancouver Plumbing requesting an update on the status of the water feature. He was advised that Strata is in the process of reactivating the water feature. Quotes to clean the water feature are being arranged.

8. Strata Insurance

The Strata Agent arranged a meeting of the Council with BFL Insurance agent, one of the largest BC insurance brokers to review the current insurance market. A meeting with HUB International, the present insurance policy provider, is pending.

9. Tree Trimming at level 5 along West Pender Street

The Council has instructed the Strata Agent to request Bartlett Tree Experts to revise their quote limiting it to trimming one tree in a specific location.

10. Party Room Light Fixture

As reported in the previous month's minutes, a resident from the 35th floor damaged a light fixture in the party room. Because the resident did not replace the fixture by the requested deadline, the Council has arranged the replacement and will chargeback the unit for the costs.

Correspondence

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

1. EV Chargers

A 33rd floor unit resident was inquiring about EV charging at the Classico. The Council would like to remind all owners of the November 2021 decision, that commissioning professional assessment of suitability of the entire building's electrical system for charging EV will be presented for the owners' approval at the AGM in 2022.

2. Party Room Cancellation

A 15th floor unit resident cancelled their party room reservation one day prior to the occupancy date due to contracting COVID-19. Considering the circumstances, the Council has decided to refund the cancellation deposit.

3. Common Area Landscaping - Level 5

A 5th floor unit resident reported deficiencies in the landscaping at the Level 5 common area garden. The Council inspected the site and decided to request the Strata landscaper to provide immediate and long-term solutions.

4. Move-in Fee Dispute

A 28th floor owner has disputed a move in fee charged by the previous property management company. After review of the previous evidence, the Council decided to reverse the charges.

5. Water Feature Complaint

A 5th floor resident inquired about the status of the water feature. The Strata is in the process of reactivating the water feature. Quotes to clean the water feature are being arranged.

6. Water Feature Complaint

A 36th floor resident inquired about the status of the water feature and the landscaping on Pender Street. The Strata is in the process of reactivating the water feature. Quotes to clean the water feature are being arranged. The Council will allocate funds in the next fiscal year budget to upgrade the landscaping along West Pender Street.

7. Bylaw Violation Fines Dispute

A 10th floor resident has disputed bylaw violation fines and charges processed by the previous property management company. After review of the evidence, the Council decided not to reverse the approved fines and charges.

Bylaws and Rules Violations

1. Rule Violation - Recycling

After reviewing the complaint and the 20th floor resident's dispute, the Council decided to not impose a \$50.00 rule violation fine.

2. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to a 3rd floor commercial unit owner.

3. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 12th floor unit owner.

4. Bylaw Violation - Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to a 35th floor unit owner.

5. Bylaw Violation - Garbage Disposal

After reviewing the complaint and the 32nd floor resident's dispute, the Council approved a \$200.00 bylaw violation fine.

6. Bylaw Violation - Permit Entry to Strata Lot (Fire Inspection - no access)

The Council approved a \$200.00 bylaw violation fine to a 25th floor unit owner.

7. Bylaw Violation - Form K

After reviewing the complaint and the 19th floor resident's dispute, the Council decided to not impose a \$200.00 bylaw violation fine.

8. Bylaw Violation - Rentals

The Council approved a \$500.00 bylaw violation fine to a 16th floor unit owner for short term rental - Bylaw R.12.4; R.2.3 (b)

9. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

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New Business

1. Electric vehicles (EV) batteries charging using strata's power supply

The Council instructed the Strata Agent to obtain quotes for professional assessment of suitability of the entire building's electrical system for charging EV. The project will be presented for the owners' approval at the AGM in 2022.

2. Water leaks at Level 15

There have been several leaks originating from the 15th floor water distribution system. They were eliminated by Malburg Pump & Boiler assisted by Montalbano Plumbing. In one case, as an emergency, the restoration contractor was arranged to mitigate damages. The Council met with George Malburg, the Strata mechanical contractor to review the causes and potential remedies to water leaks in the water distribution system at this level. The follow up meeting to review his proposals is scheduled for the second half of June 2022.

3. Building Manager Resignation

Ned Stojakovic, building manager, submitted resignation from this position as of May 31, 2022. As of June 1, 2022, Surinder Sondhi, site supervisor will be covering the day shift and CMI Security the afternoon/evening shift. The Council will be addressing potential replacement for this position within the next two months.

4. Broken Toilet (Lobby Washroom)

It was reported that the toilet in the lobby washroom was broken. It was replaced by Montalbano Plumbing on May 18, 2022.

Termination of Meeting

There being no further business, the meeting was terminated at 7:47pm. The next council meeting has been scheduled for: **Wednesday, June 29th, 2022 @ 5:30PM** in the Meeting Room.



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