

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, June 24, 2020 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez
Mark Deppel
Mona Zarbafian
Renee Geragthy (Commercial Section)

REGRETS: Lawrence Keenan

STRATA AGENT: Alex Korecki

CALL TO ORDER:

The meeting was called to order at 5:30 pm

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the May 27, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for May 2020 before and at the meeting. It was **MOVED/SECONDED** and **CARRIED** to approve the Financial Statements for May 2020.
2. **Account Balances:** Based on the bank statements, the current balances for the month ending May 31, 2020 in the appropriate funds are as follows:
 - Total CRF: \$1,769,018.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$120,742.00
3. **Arrears Report:** As of June 21, 2020, total arrears were \$29,068.91, majority of which are attributed to outstanding fines. Civil Resolution Tribunal (CRT) claims have been filed against three units; legal proceedings against one unit in the Provincial Court are pending (*Business Arising - Item 15*). Also, the Council is in the process of filing CRT claims for outstanding debt against five residential and two commercial units.
4. **Budget & AGM Planning:** The treasurer provided a preliminary overview of the 2020/2021 proposed operating budget. The Council reviewed and approved some projects impacting the budget. The proposed budget calls for a 19% increase in strata fees, most of which is attributed to the new insurance premium, more than double of the 2019 calendar year.

BUSINESS ARISING

1. **Insurance Loss Prevention:** Follow-up reminders were issued to twenty-eight (28) owners that failed to respond to the sprinkler cage and washing machine hose audit. Ten (10) owners reported plastic or rubber washing machine hoses and have been issued notices to replace them with steel braided hoses. The survey and remedy of deficiencies are intended to minimize the buildings risk exposure, and hopefully reduce the insurance costs.

2. Parking Assignments - CRT Dispute: Following a CRT dispute resolution, the Council has authorized the re-assignment of two parking stalls.
3. Foggy Window - Unit 32nd Floor: Accurate Glass has replaced the foggy window in a 32nd floor unit.
4. Annual Fire Inspection - 2nd round: To address inspection deficiencies, including inspection of four residential units which failed to provide access on March 10, 2020, a second round of it has been scheduled for June 30, 2020. A commercial unit owner was advised of an overdue kitchen suppression system, an in-suite issue.
5. Dryer Vents Cleaning: The cleaning of vents from the outside only has been scheduled for July 23 and 24, 2020. Appropriate notice to residents will be posted in advance.
6. Windows Cleaning: The cleaning is being rescheduled in early fall 2020.
7. Emergency Generator: Finning Cat has completed the remaining generator maintenance deficiencies. The building staff has resumed monthly generator testing.
8. Elevator Emergency Phone: Due to COVID-19, Webbelectronics deferred the in-elevator phone repairs. The Agent is sourcing a replacement contractor.
9. Planter Drain Repairs / Back Lane Building Entry: Following removal of dead tree and soil by the landscaper, it was determined that effective planter drainage was never installed there. Quotes are pending to install a drain through the planter siding.
10. Water Feature Maintenance: The building staff is in the process of cleaning the water feature. Vancouver Injection and Waterproofing is in the process of scheduling the upper pond membrane repairs.
11. Snow Removal: The outstanding snow removal invoice discrepancies have been clarified, and the Strata Agent was authorized to issue payment of the outstanding invoice.
12. Outstanding Insurance Claim: Following review of a legal opinion from Clark Wilson LLP, the Council executed a proof of loss form. This process will close the outstanding insurance claim which includes a cash-out payment by the Strata insurer to the affected owner.
13. Corridor Level 2: The building staff is in the process of repainting the wall and floor.
14. Tower Elevator Room Ventilation: Malburg Pump & Boiler has repaired the failing fan in the elevator mechanical room.
15. Civil Resolution Tribunal Order - Outstanding Owners Debt - Provincial Court: Provincial Court hearings remain suspended due to COVID-19. The next update on re-opening is expected in mid July. The case will proceed upon resumption of hearings.
16. Building Amenities: Following guidance from the Vancouver Coastal Health, swimming pool has been reopened on May 9, 2020. As there is no clear direction from the Provincial Government, potential reopening of the remaining amenities will be reviewed at the next Council meeting.

CORRESPONDENCE

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

1. A letter to two separate unit owners, granting permission to install hardwood flooring.
2. A letter to a 12th floor unit owner, outlining bird deterrent installation criteria and application procedures.
3. A letter to a 19th floor unit owner, rejecting their previously submitted bylaw violation dispute.
4. The Council reviewed and approved an application for storage lockers reassignment between a 32nd and 26th floor units.

BYLAWS AND RULES VIOLATIONS

1. Main Lobby Door - Glass Damage: A \$100.00 chargeback for insurance deductible, a \$200.00 bylaw violation fine, and a dispute letter from the affected sixth-floor unit owner were reviewed. Following review of facts, the dispute was rejected, and the Strata Agent was directed to impose the above-mentioned charges.
2. Parkade Gate: \$50.00 rule violation fines and letters issued to three different unit owners were reviewed and approved.
3. Missed Fire Inspection: A \$200.00 bylaw violation fine and letter issued to a 19th floor unit owner was approved.
4. Balcony Overflow: A \$200.00 bylaw violation fine and letter issued to a 28th floor unit owner was approved.
5. Mischievous Fire Alarm Activation - May 9, 2020: A \$200.00 bylaw violation fine and letter issued to 30th floor unit owner was approved.

NEW BUSINESS

1. Commercial Roof Weeding: The weeding was completed by Hoe!Hoe!Hoe! Landscaping at the cost of \$150.00 (plus tax).
2. Bird Feeding: Residents are reminded not to feed birds on the Strata property.
3. Fireplace Usage: To reduce gas consumption and its cost, the owners are requested to shut off their fireplaces pilot light for the summer.
4. Back Lane Entrance Level 2 – Fob Reader: Due to ongoing break-in attempts, the back-lane level 2 fob reader was disabled.
5. Insurance Renewal: The Council representatives met with Michelle Elliot, Account Executive of HUB Coastal Insurance regarding our Strata concerns about escalating insurance premium and deductibles. It was requested that greater consideration be given to our proactive maintenance plan that is reducing risks and potential claims. Also, it was requested to provide opportunity to select individual policy items and options for the range of deductibles. Michelle stressed that the strata insurance market continues to be quite volatile and it is impossible to predict what we can expect come end of December, the time of our policy renewal. Her additional response regarding alternative structures of our strata insurance policy is expected.
6. Main Lobby Plants: Two dying palm plants were replaced with artificial ones at the cost of \$445.76 (including tax).

7. Electrical Vault Fan Failure: A failed electrical vault fan's motor was replaced by Malburg Pump & Boiler.
8. Control Room Cooling Failure: Malburg Pump & Boiler completed control room thermostat repairs.

TERMINATION

There being no further business, the meeting was terminated at 7:30pm. The next Council meetings have been scheduled for Wednesday, July 29; August 26; and September 30, 2020.

Alex Korecki, Dip.ULE

Strata Agent

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