

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, June 23rd, 2021, at 5:30pm

PRESENT:

Roman Piechocki	President / Treasurer
Peter van Diepen	Vice President
Mark Deppel	
Irfaan Hafeez	
Lawrence Keenan	
Mona Zarbafian	Via phone
Renee Geraghty	Commercial Rep Regrets

STRATA AGENT: Regrets due to pandemic concerns

CALL TO ORDER:

The meeting was called to order at 5:30pm

COUNCIL HEARING

A 10 th Floor Unit	5:30pm to 5:45pm (Correspondence: 11)
A 31 st Floor Unit	5:45pm to 6:00pm (Correspondence: 7, 8, 9)
An 18 th Floor Unit	6:00pm to 6:15pm (Correspondence: 16)

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the Wednesday, May 26th, 2021, Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for May 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 May 31, 2021, in the appropriate funds are as follows:
 - Total CRF: \$1,980,386.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$149,460.00
3. Arrears Report: Considering flood restoration chargeback has been paid, as of June 21st, 2021, total arrears were \$18,737.56. Most arrears were attributed to special levies/strata fee catchup payments, and fines.
4. Outstanding Debt Claims - Status Report:
 - a. **One Unit** – Clark Wilson LLP is gathering documentation for collection of outstanding debt by: CRT order; register a lien on the property; court order for sale of the lot.
 - b. **One Unit** – A Council member will liaise with Clark Wilson LLP in development of a payment demand letter to be sent to the unit's owner.
 - c. **One Unit** – Following confirmation of chargeback payment, the CRT claim will be withdrawn.

BUSINESS ARISING

1. Elevator Deficiencies/Door Operator Replacements: Installation of door operator in the elevator "B" has been completed. Richmond Elevator, the contractor is awaiting additional parts and further information from their manufacturer to complete the project.
2. Waste Removal: Following Council's amendment to the GFL's contract to a one-year renewal term, the strata agent was authorized to sign it on the strata behalf.
3. Dryer Vents and Windows Cleaning: Dryer vents cleaning has been completed. Windows cleaning is being delayed due to weather condition by 2-3 days. Deficiencies in windows cleaning remain to be addressed.
4. Pinnacle International (Developer) – Parking Rental: Following two meetings with Pinnacle's representatives, and a special council meeting, an agreement in principle allowing their access to the parkade has been conveyed to the developer. It is subject to some conditions, including sharing cost of parkade operation, which remain to be negotiated.
5. Alarm Monitoring Backup Upgrade: Previously approved by the Council upgrade has been installed on June 3rd, 2021, by Craig Martin, Accurate Security.
6. Amenities Reopening: Following Council decision reached at the May 26th council meeting, Exercise Room and hot tub have been reopened on June 15th, 2021. In line with Provincial Health Officer's requirements, appropriate notices have been posted in the facilities.
7. Electrical Vault Fan Failure: Malburg Pump & Boiler replaced failing fan's motor.
8. Water Distribution System – Pressure Regulating Valves (PRV): Malburg Pump & Boiler assisted by Montalbano Plumbing repaired and replaced malfunctioning PRVs on level 15.

CORRESPONDENCE

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

1. Noise Fine Dispute and Hearing Request: The Council instructed strata agent to schedule the Council Hearing with the 30th floor unit owner.
2. Noise Complaint against 30th floor unit owner: The Council decided to defer the issue to the next council meeting.
3. Nails in Tires Complaint: The owner of a 16th floor units alleges that someone is deliberately placing nails in their car's tires. As no proof of it has been provided, the Council decided to advise the owner to consider installation of an auto security camera.
4. Use of Property bylaw violation dispute from a resident of a 7th floor unit: Following review of all circumstances of the case, the Council rejected the dispute and decided to apply a \$200.00 fine.
5. Payment Demand Letter issued to an owner of 19th floor unit
6. Complaint about parking too close from a resident of a 9th floor unit: The Council decided to issue a notice to residents to avoid parking too closely as a courtesy to other residents.
7. Request for a Council Hearing from a resident of 31st floor unit: The resident was invited and appeared at the council meeting on June 23, 2021 – See COUNCIL HEARING above.

8. Dispute to two (2) Parkade Gate violation letters from a resident of 31st floor unit: The resident disputed violation fines for incidents which took place in August and September 2020. The Council reviewed the circumstances of the incidents, rejected the dispute, and decided to uphold the applied fines.
9. Dispute to two (2) parkade storage violation letters from a resident of 31st floor unit: The resident disputed violation fines for incidents which took place in September and October 2020. The Council reviewed the circumstances of the incidents, rejected the dispute, and decided to uphold the applied fines.
10. Dispute to Visitor Parking rule violation letter from a resident of 8th floor unit: Following review of all circumstances of the case, the Council rejected the dispute and decided to apply a \$50.00 fine.
11. Request for a Council Hearing from a resident of 10th floor unit, and dispute of several Use of Property violation fines: The resident was invited and appeared at the council meeting on June 23, 2021 – See COUNCIL HEARING above. Following the resident’s presentation and review of circumstances of all incidents, the Council rejected the dispute and decided to uphold the applied fines.
12. Dispute to Parkade Gate violation letter from a resident of townhouse: The disputed violation took place in March 2021. The Council reviewed the evidence of the case, rejected the dispute, and decided to uphold the applied fine.
13. Dispute to a chargeback for replacement of two (2) expired in-suite smoke alarms (SA) by a resident of a townhouse: The Council accepted the dispute as there was an error in address of the unit. The Council will instruct the strata agent to reverse the charge and apply it to a correct townhouse unit.
14. Hardwood Flooring Application from a 6th floor unit: The Council approved application for hardwood flooring installation subject to meeting strata bylaw requirements related to sound proofing of the underlay.
15. Dispute to Parkade Gate violation letter from a resident of 17th floor unit: The Council reviewed the evidence of the case, rejected the dispute, and decided to apply a \$50.00 fine.
16. Request for a Council Hearing from owners of 18th floor unit: The owners were invited and appeared at the council meeting on June 23, 2021. Following the owners’ presentation, the Council upheld previous rejection of requested in-suite alteration affecting building’s exterior.
17. Replacement of damaged in-suite speaker in 23rd floor unit: The damaged by a resident speaker was replaced by Elite Fire at the cost to the owner.

BYLAWS AND RULES VIOLATIONS

1. Parkade Gate Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to a commercial unit owner.
2. Use of Property bylaw violation: The Council reviewed and approved a \$200.00 bylaw violation fine issued to a 7th floor unit owner.
3. Visitor Parking Fine: The Council reviewed and approved a \$50.00 rule violation fine issued to an 8th floor unit owner.
4. Various Violations Deferred: Decisions related to seven violations were deferred due to prescribed residents’ response deadlines.

NEW BUSINESS

1. WorkSafe BC Claim: A claim has been submitted for a work-related injury by the building manager. Council member volunteered to respond to WorkSafe as requested by them.
2. Break-in to 1368/1372 W. Pender St. (restaurant): On June 4th, 2021, a break-in through a front door to the restaurant. The building manager reported it to VPD. Accurate Glass has been arranged to replace the shattered door glass.
3. Meeting with West Coast Property Management Ltd: On June 23, 2021, the Strata Council president met with two representatives of the new property management company addressing the most important issues related to building operation. As previously reported, this company takes over management of the building on July 1, 2021.
4. Major projects:
 - Emergency Generator Load Bank Test – The Council approved previously quoted by Finning Cat (Canada) project at \$1,244.32. It is expected to be scheduled for September 2021.
 - Fire Sprinkler System Repairs – The Council approved previously quoted by Elite Sprinkler Systems Ltd project at \$4,483.84. It is expected to be scheduled for September/October 2021.
 - Parkade Gas Detection System – Annual Inspection - The Council will instruct the new property manager to request a quote from Global Gas Detection Inc. It is expected to be scheduled for September 2021.
 - Carpet Cleaning – Annual – The Council will instruct the new property manager to obtain a quote from MAXIMA Property Services. It is expected to be scheduled in September/October 2021.
 - Windows Cleaning – The Council decided to schedule next windows cleaning in the spring of 2022.
5. Fortis Gas – PST Refund: The accounting of Korecki Real Estate Services has been requested to file for PST refund at the Ministry of Finance, BC.
6. Janitorial Supplies: To improve cost control and supervision of deliveries, Bar-El, the service provider and the building management mutually agreed to handle orders and deliveries within the Classico. Rearrangement of it is expected to begin as of September 2021.
7. Strata Bylaws Amendments: Two Council members volunteered serving on the subcommittee to draft proposed bylaws amendments expected to be presented for the owners' approval at the AGM, preliminarily scheduled for October 2021.
8. Staff schedule – Vacation/Sick Leave: Due to pandemic quarantine, one staff member off for two weeks, till June 30, 2021. Substitution has been arranged with CMI Security Service. The other staff member will be off on Friday, July 2, 2021. Canada Day holiday and following weekend service has been arranged with Adam, BCT Contractor.

TERMINATION

There being no further business, the meeting was terminated at 8:10pm. The next council meeting has been scheduled for 5:30pm, Wednesday, July 28th, 2021.

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

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