

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, June 26, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Lawrence Keenan
Mark Deppel
Mona Zarbafian **(Absent 6:25pm-7:15pm)**

REGRETS: Peter van Diepen Vice President
Mike Jobani (Commercial)
Irfaan Hafeez

COUNCIL HEARING: Unit #306 **5:35pm to 5:45pm**
Unit #1906 **5:45pm to 5:57pm**

STRATA AGENT: Alex Korecki, Korecki Real Estate Services Inc.

CALL TO ORDER:

The meeting was called to order at 5:35 pm.

COUNCIL HEARING (5:35pm to 5:57pm)

The above-mentioned units' owners and/or their representatives attended the meeting to dispute contemplated fine letters issued against their units. Further discussion on the issues can be located under Bylaws and Rules Violations, item #01 and Correspondence, item #12.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the May 15, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for May 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 9 months ending May 31, 2019.
2. **Account Balances:** Based on the bank statements, the current balances for the 9 months ending May 31, 2019 in the appropriate funds are as follows.
 - Total Operating Cash \$114,777.00
 - Total CRF Cash \$1,603,735.00
3. **Arrears Report:** As of June 24, 2019, total arrears for the Strata Corporation were \$20,523.25. A lawyer will be retained to commence foreclosure proceedings against all units with registered liens.
4. **Move-In Fees (Unfurnished Suites):** The Council approved increase of the move-in fees to unfurnished suites (except to townhouses) from \$200.00 to \$250.00. A $\frac{3}{4}$ vote resolution will be presented for the owners' approval at the upcoming Annual General Meeting.

5. Guest Suite Rental: The Council approved increase of the guest suite rental fee from \$65.00/day to \$75.00/day effective September 1, 2019. The amended strata rules are attached.
6. Financial Audit: As reported previously, Dong Russell Company Inc. has been retained to audit the 2019 year-end financial statements. The Strata Agent is in the process of confirming the audit arrangements and schedule.

BUSINESS ARISING

1. Swimming Pool: AME Group has completed the feasibility study for changing the pool disinfectant system. The Strata Agent will review the report with the current pool service provider, Imperial Paddock Pool.
2. Electrical Vault Cleaning: The triennial main electrical vault cleaning is scheduled for Friday, July 5 and Thursday, July 25, 2019, both from 1:00 am to 6:00 am. The project will require power shutdown in the building. Appropriate notices to owners and residents will be delivered and posted well in advance.
3. Ongoing Noise Violations: A Civil Resolution Tribunal (CRT) consent resolution order was previously received relating to an owner's ongoing noise and other violation fines. The fines are to be paid by the owner in \$200.00 monthly installments via a Pre-Authorized Debit (PAD) effective June 30, 2019. As of the date of the meeting, the owner has failed to submit the required PAD documentation.
4. Parkade Gates Remote Opener: The parkade gate entry fob readers have been remounted with a wood separator, which has resulted in a slight increase of fob swiping range.
5. Depreciation Report: NLD Consulting Reserve Fund Advisors is in the process of preparing a draft of the report.
6. Annual Fire Inspection - Second Round: Three units have failed to provide access. The Strata Agent was directed to issue ongoing bylaw violation fines to the owners in question, and to provide proof of the in-suite fire testing by a licensed technician.
7. Dryer Vents Cleaning: Pacific Heights Services is scheduled to conduct dryer vents cleaning from outside only on Tuesday, July 2 to July 16, 2019.
8. Windows Cleaning: Pacific Heights Services is scheduled to conduct windows cleaning on Tuesday, July 2 to July 16, 2019.
9. 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.
10. 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.
11. Flood - Water Pressure Testing - Restoration Service: Phoenix Restorations is in the final stages 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.
12. Keyscan and Enterphone Failures: Westcoast Communications Inc. has replaced the Keyscan and Enterphone systems motherboard and communication board at an aggregate cost of \$4,560.00 (plus tax).

13. Sewer Backup Flood: Phoenix Restorations has completed final repairs in a twenty-fourth floor unit affected by the May 1, 2019 kitchen sink drain backup. Repairs in the twenty-fifth floor unit are delayed due to contents manipulation difficulties, which are not covered by the strata insurance. The strata insurance adjuster is attempting to resolve this issue with the affected owner.
14. Sewer Backup - Bathroom Sink: Montalbano Plumbing completed drain line cleaning on Tuesday, May 21, 2019, which has resolved the ongoing sink backups in a fifth-floor unit.
15. 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.

CORRESPONDENCE

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

1. A letter from Rodrozen Designs disputing a deficiency holdback associated with the contractor failing to rectify several lobby renovation deficiencies. The Council noted that their original position on the issue remains unchanged and rejected the proposed by them meeting. In view of potential arbitration, a council member has volunteered to review all documents associated with this project.
2. A garbage disposal dispute response letter issued to a unit owner.
3. A fire testing fine dispute letter from a unit owner. The dispute was rejected; the owner will be advised accordingly.
4. An outstanding fines dispute letter received from a unit owner. The dispute was rejected; the owner will be advised accordingly.
5. A failure to provide access for annual fire testing dispute response letter issued to a unit owner.
6. An in-suite business operations rejection letter issued to a unit owner.
7. A car insurance violation dispute letter received from a unit owner. The dispute was rejected as the insurance was obtained after the approved violation fine. The owner will be advised accordingly.
8. A noise violation dispute response letter issued to a unit owner.
9. An outstanding tree pruning fine dispute letter from a unit owner. As the owner pruned the tree without Council permission the dispute was rejected. The owner will be advised accordingly.
10. An outstanding balance dispute letter from a unit owner. The dispute was rejected. The owner will be advised accordingly.
11. A fire testing equipment chargeback retraction letter issued to a unit owner. The original letter was issued to the owner by error.

12. A failure to provide access for annual fire testing dispute letter from a unit owner. The owner and the tenant attended the Council Hearing. The dispute was rejected. The owner will be advised accordingly.
13. Swimming pool violation dispute response letters issued to two separate unit owners.
14. A bathroom renovation approval letter issued to a unit owner.
15. A business operations violation dispute response letter issued to a unit owner.
16. The Council's response letter to a unit owner rejecting their payment plan for the strata maintenance fee in arrears.
17. A failure to provide access for an annual fire inspection fine dispute response letter issued to a unit owner.
18. A complaint from a resident about dumping water on their patio by a resident from a unit above. Due to misidentification of alleged violator, no direct action has been taken. An appropriate notice to all residents will be posted.
19. A complaint from a resident about cigarette smoking by a neighbour. A reminder letter will be sent to an alleged violator.
20. A letter from a neighbouring tower resident requesting to delay the parkade ventilation fans operation from 8:00 am to 10:00 am due to timely inconvenient noise. The council decided to adjust the timer as requested.

BYLAWS AND RULES VIOLATIONS

1. Exterior Building Appearance Bylaw Violation: A violation letter was sent to a unit owner associated with placing pigeon spikes on their balcony without prior approval. Following review of circumstances presented by the tenant at the Council Hearing, the Council decided not to impose a fine.
2. Short-Term Rental Bylaw Violation: A violation letter and approval of \$200.00 fine were sent to a unit owner. Following review of the detailed evidence provided by the strata corporation, the owner's Agent withdrew the dispute.
3. Parkade Gate Rule Violation: A violation letter was sent to a commercial unit. The Council approved a fine of \$50.00.
4. Parkade Leak Bylaw Violation: A violation letter was sent to a commercial unit. The Council approved a fine of \$200.00.
5. Failure to Provide Access for the 2nd Round Fire Inspection Bylaw Violation: Violation letters were sent to three separate unit owners. The Council approved fines of \$200.00 per unit.
6. Form K Bylaw Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$200.00.
7. Replacement of Expired Faulty Equipment Chargeback: The Council approved a chargeback issued to a unit owner in the amount of \$61.95.
8. Bicycle Bylaw Violation: A violation letter was sent to a unit owner. As this was a first-time infraction, the Council decided not to impose a fine.

9. Swimming Pool Rule Violation: A violation letter was sent to a unit owner. Following review of a dispute letter from the resident, the Council decided not to impose a fine.

NEW BUSINESS

Due to absence of quorum in part of the meeting, the following topics have been deferred to the next council meeting:

- Pool & Hot Tub Deficiencies - Vancouver Coastal Health report
- Water Line Leak - Two units affected
- Elevator Advertising - Proposal
- Bylaw Amendments: Licenses Vs Rentals; Short Term Rental Violations; In-suite Business Operation; Smoke Free Building
- Residency Audit - Recommendations
- Form K Bylaw Violations - Fines frequency to be in line with bylaws
- Charges and Fines - Dispute deadline enforcement
- Exercise Equipment - Review
- Swimming Pool - Service contract termination
- Westcoast Communications Service - Review
- Tower Corridors - Level 2 & 3 - Renovation proposal
- Elevator Failures

Termination

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

The next Council meetings have been scheduled at 5:30 pm on:

Wednesday, July 31, 2019,

Wednesday, August 28, 2019

Wednesday, September 11, 2019

Annual General Meeting:

Wednesday, October 30, 2019

Alex Korecki, Dip.ULE

Strata Agent

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"Service Without Compromise"

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