

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, June 29, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Lawrence Keenan
Mark Deppel
Irfaan Hafeez
Sonny Shergill, Strata Agent, West Coast Property Management LTD

Regrets

Renee Geraghty
Peter van Diepen - Vice President

Call Meeting to Order

Sonny Shergill, Strata Agent called the meeting to order at 5:31m

Approval of Council Meeting Minutes of Wednesday, May 25, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, May 25, 2022, as previously circulated.

Council Hearings

1. An owner of 5th Floor Unit: 5:31pm to 5:44pm - The Council reviewed the Owner's dispute of a water damage incident. After a lengthy discussion, the Council instructed the Strata Agent to review with the owner the Strata policy - "Responsibility for Repairing the Damage Inside the Unit."
2. An owner of 7th Floor Unit: 5:50pm to 6:00pm - The Council reviewed the Owner's dispute of the bylaw violation regarding use of property. The Council decided to reverse the \$200.00 fine but will charge back the unit \$330.75 for the Strata mechanical contractor service.

Review of Financial Information

1. Monthly Statements

The financial statements for May 2022 are still under review and will be presented for the Council approval at the next Council meeting.

2. Account Balances

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

- A. Total CRF: \$2,294,075.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$79,200.00

3. Arrears Report

As of June 24, 2022, total arrears were \$54,702.75. The owners with excessive outstanding amounts due 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. Ministry response was sent to the previous property management company and not forwarded to West Coast Property Management for implementing corrections. Reapplication is in the process.

Business Arising

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

Flow-Safe Plumbing provided specification of materials to the Strata's mechanical contractor, who advised them to provide a flange ball valve as initially specified. Awaiting schedule of installation.

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

The Strata Agent has contacted Vancouver Injection & Waterproofing and they will be scheduling water tests to confirm leak location.

3. Glass replacements

- 1382/1386 W. Pender St. - Glass is on order by Anglo Glass

- 1366 W. Pender St. - Glass is on order by Action Glass

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

The Strata Agent is awaiting a quote for repairs of the deficiencies from a competitor (Royal City Fire).

5. Windows and Dryer Vents Cleaning

Pacific Heights Services completed the cleaning of the windows and dryer vents along with the deficiencies addressed previously.

6. Water Feature

Cleaning and power washing was completed on June 30, 2022, by Master Building Services.

7. Water Leaks at Levels 5 and 15

As reported previously, 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 these levels. The Council is awaiting a follow up meeting with the contractor.

8. Tree Trimming at level 5 along West Pender Street

The Strata Agent is awaiting quotes from two other arborists.

9. Party Room Light Fixture Damage

The fixtures have been replaced by the Strata's contractor. The unit responsible for the damage was charged back for the costs.

10. Building Manager Search

West Coast Property Management continues to search for a candidate for the position.

Correspondence

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

1. Noise Complaint

A 6th floor unit owner reported multiple noise complaints against a unit above. The Council has reviewed the correspondence and instructed the Strata Agent to send a bylaw violation letter to the owners and tenants of an alleged violating unit.

2. Complaint from Neighbouring Strata

A resident from a neighbouring building has sent a complaint against a resident of the Classico. The Strata Agent has informed the owners of the Classico unit and has advised the complainant to contact the Vancouver Police Department if anything further arises.

3. Building Pipe Noise Complaint

A 16th floor unit rental agent reported building water pipe noise. The building staff, a council member, the Strata mechanical contractor and the Strata plumber have inspected the site several times and reported that no sounds have been detected since the initial complaint.

4. Parking Fine Dispute

A 12th floor unit owner has disputed a bylaw violation charge regarding visitor parking. After review of the dispute, the Council decided not to reverse the fine.

5. Parking Stall Complaint

A residential unit owner has advised the Strata Agent of another resident's vehicle parked in their parking stall. The Strata Agent will recommend the unit's owners to arrange towing service to remove this vehicle from their parking stall.

6. Financial Review Request

A 32nd floor unit owner has requested the Council to clarify certain invoices from June 2021. The Strata contractors have clarified their invoices and the owner has been informed.

7. Bedroom Window

A 28th floor unit owner was concerned about a window in their unit not latching correctly. The building Staff and a council member inspected the site and reported the window functions and closes securely.

Bylaws and Rules Violations

1. Bylaw Violation - Use of Property - Manipulating common area equipment

After reviewing the 7th floor resident's dispute, the Council decided to not impose a \$200.00 bylaw violation fine.

2. Bylaw Violation - Use of Property - Noise

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

New Business

1. Water Leak - Kitchen Sink Connections Failure

June 2, 2022 - A leak from kitchen sink connections in unit on 7th floor affected several suites. As per the strata policy, the insurance claim has not been filed and all repairs are to be attended by a contractor of this unit.

2. Water Leak - Common Hot Water Supply Line

June 8, 2022 - A leak from an elbow coupling of the common hot water supply line in unit on 32nd floor. Flow Safe Plumbing attended the repairs on June 10, 2022. There was no damage to other units.

3. Water Leak - Hot Water Circulation Line

June 13, 2022 - A tiny pinhole leak was located in a 32nd floor unit. Minor damages affected several units down to the 27th floor. The leak was provisionally repaired by Montalbano Plumbing on June 13, 2022.

4. Toilet Overflow

June 17, 2022 - Toilet overflow in a 30th floor unit affecting a 29th floor unit. The toilet flashing device was repaired by the owner.

5. Fire Monitoring Inspection

Accurate Security completed the annual inspection of the monitoring system on June 13, 2022.

Termination of Meeting

There being no further business, the meeting was terminated at 7:22pm. The next council meeting has been scheduled for: **Wednesday, July 27th, 2022 @ 5:30PM** in the Meeting Room.



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