
MINUTES OF COUNCIL MEETING STRATA PLAN BCS460 Classico

HELD: On Wednesday, July 24, 2018 at 5:30pm in the Meeting Room at 1328 W. Pender St, Vancouver BC.

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Ken Sopko
Mark Deppel
Lawrence Keenan
Irfaan Hafeez (Joined 7:10pm)

REGRETS: Mike Jobani (Commercial)

STRATA AGENT: Alex Korecki, Korecki Real Estate Services Inc.
Steven Martins, Korecki Real Estate Services Inc. (Strata Agent Assistant)

CALL TO ORDER:

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

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the June 26, 2018 council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statement: It was **MOVED / SECONDED** and **CARRIED** to approve the financial statements for the 10th month ending June 30, 2018.
2. Account Balances: The current balances for the 10th month ending June 30, 2018 in the appropriate funds are as follows.

Strata Corporation total:
Operating Cash balance: **\$142,523.00**
CRF balance: **\$1,484,276.00**
3. Arrears Report: As of July 4th, 2018, total arrears for the strata corporation were \$28,465.10. It includes \$15,000.00 attributed to flood insurance deductible chargeback against a 16th floor unit.
4. Canada Revenue Agency (CRA) Payroll Fine: The Council was previously made aware of a \$798.12 fine assessed by CRA, which appeared to be associated with the strata corporation's payroll remittance.

Despite previous requests, Pacific Quorum Properties did not provide information as to the source of the fine or any relevant correspondence with CRA. Korecki Real Estate Services is in the process of investigating the source of the fine.

5. Budget & AGM Planning: The Council is in the process of preparing the proposed operating budget for the 2018/2019 fiscal period. The Council is proposing a 3% increase in strata fee. The Council also discussed various $\frac{3}{4}$ vote resolution projects. Further discussion on the issue has been deferred until the next meeting.

BUSINESS ARISING

1. Change of Management: As discussed in the previous meeting minutes, the Council elected to terminate the management contract with Pacific Quorum effective Monday, June 30, 2018, and retain Korecki Real Estate Services (**STRATA AGENT**).

Subsequently, Pacific Quorum Management decided to discontinue management services to Classico effective Monday, June 11, 2018. Korecki Real Estate Services commencement date was amended to Wednesday, June 27, 2018.

The Strata Agent noted that the expedited handover has unfortunately resulted in a substandard transition. The strata corporation should be able to start issuing payments to contractors within a couple of weeks.

2. Water Damage - Chargeback: As discussed in the previous meeting minutes, on Tuesday, July 18, 2017, the strata corporation suffered a water loss originating from an ice maker supply line in a 16th floor unit. Because the loss/damage estimate exceeded the strata flood insurance deductible of \$15,000.00, a claim was filed with the strata insurance company. The above deductible was charged back to the responsible owner. The owner disputed the charge by filing a notice with the Civil Resolution Tribunal (CRT) and advised the Council about it at the Council meeting of June 26, 2018. On July 6, 2018, the Council responded to CRT Dispute Notice by providing all relevant records and requested the charge to stay. On July 13, 2018, the owner advised the Council that his insurer agreed to pay the flood insurance deductible in the amount of \$15,000.00. The Council advised the CRT to keep the case open until the money from the owner's insurer is received.
3. Fines & Arrears – Civil Resolution Tribunal (CRT): As of Wednesday, July 4, 2018, an unit owner was in arrears of \$1,850.00 associated with various bylaw infractions. On July 10, 2018, the Council filed a claim at CRT against this unit. On July 20, 2018, the CRT Dispute Notice was delivered by the Council to the owner's representative. The Council is awaiting a response from the unit's Owner through CRT.
4. Tower Lobby Renovations: Rodrozen Designs has been presented with a list of lobby renovation deficiencies, which for the most part have been addressed, except for the driveway cleaning which is in the process of being scheduled. The Council is awaiting the final project's budget to include additions.

Despite broad advertising, there were no buyers for the old lobby candelabras. The Council approved their disposal. The Council continues sourcing purchasers for the onyx plates left over from the old lobby.

5. Water Leak - 6th Floor: As previously reported, Malburg Pump & Boiler repaired a leak on a sixth-floor common hot water supply line. The drywall repairs were subsequently conducted by Glory Carpet and Tile and the cost of \$800.00 (plus tax).
6. Lobby Entrance: As previously reported, one of the lobby glass doors was shattered by a resident. The door was replaced by Accurate Glass at the cost of \$2,983.00 (plus tax). The Strata Agent is in the process of filing a glass insurance claim. All associated with the incident costs, including insurance deductible, will be charged back to the unit's owner.
7. Building Exterior Painting: Unitus Painting Ltd. has completed the building exterior painting project at the cost of \$34,636.00 (plus tax). The Strata Agent is in the process of issuing payment for the outstanding invoices.

8. Water Leak - 38th Floor: As previously reported, a hot waterline leak in the distribution shaft on 38th floor was repaired by Malburg Pump & Boiler. The drywall repairs were completed by Glory Carpet and Tile at the cost of \$2,100.00 (plus tax).
9. Planter Drain & Irrigation: The planter in front of TH-5 at level 2 terrace has been rebuilt by Craine Projects. The Council is in the process of selecting suitable plants for this location.
10. Roof & Patio Membranes: As previously reported, in 2016 CCI Group Engineering conducted a roof and patio membrane review. The Strata Agent is in the process of sourcing interim repair quotes, recommended in the inspection report.
11. Washing Machine Raiser: As previously reported, Montalbano Plumbing completed washing machine drain raiser cleaning in four unit on floors 15, 12, 7 and 6. Glory Carpet and Tile is in the process of conducting the drywall repairs at the cost of \$3,200.00 (plus tax).
12. Annual Fire Testing: Despite multiple requests, one unit owner who failed twice to provide access to their unit for the fire inspection, has still not provided proof of fire testing in their unit. As per the strata corporation bylaws, the Council approved a bylaw violation fine against this unit's owner.
13. Dryer Vents & Windows Cleaning: Pacific Heights is in the process of conducting dryer vents and windows cleaning.
14. Bylaws Update: To keep the strata corporation bylaws up to date, the Council intends to propose various bylaw amendments at the upcoming Annual General Meeting.
15. Back Lane Traffic: The Council was previously made aware of concerns relating to traffic flow and parking along the back lane. The Council drafted a letter summarizing these concerns and directed the Strata Agent to forward it to the City of Vancouver.
16. Swimming Pool: As previously reported, the Council is considering automating the swimming pool disinfection system. The Strata Agent is in the process of sourcing information as to the benefits of converting to a salt water system.
17. Window Repair: A spontaneously burst window pane in a 33rd floor unit is scheduled to be replaced by Accurate Glass after the August long weekend. The Strata Agent is in the process of filing an insurance claim associated with this incident.

CORRESPONDENCE AND FINES

1. Fire Testing Fine: The Council approved a fine to a unit owner for failing to provide proof of completed in-suite fire testing.
2. Parking Violations: The Council approved three separate bylaw violation fines to a unit owner for continued parking in an unassigned parking stall, parking an uninsured motorcycle in their parking stall, and using the buildings common area electricity to charge their motorcycle / allowing an electrical cable to be stretched across a common driveway.
3. Parking Violation: The Council approved two fines against a unit owner for allowing a non-resident to use their parking stall on regular basis.
4. Visitor Parking Violation: The Council approved a fine against a unit owner for frequent parking of their vehicle in the visitors parking.
5. Furniture Disposal: The Council approved a fine against a unit owner for disposal of furniture and junk on common property.

6. Expired Vehicle Insurance: Following previous notifications, the Council approved a fine against a unit owner for having expired insurance on their vehicle.
7. Lobby Renovations: The Council reviewed a letter from an owner expressing concerns relating to the new lobby design. The Council noted that they and many residents are satisfied with the approved by the owners design, and that no further adjustments can be made.
8. Water Leak - Carpet Dry Out: The Council received a complaint from a unit owner that their carpet was not properly dried out following a recent leak from a common water supply line. Inspection of the unit by the building staff, the unit resident and the council member determined that the carpet has been dried out. As per the strata corporation policy, the owner is responsible for all associated with the leak repairs.
9. Water and Debris From Balcony: The Council received a complaint from a unit owner about the water and debris being dropped on their patio from a unit above. A bylaw violation letter will be send to the alleged offender.

NEW BUSINESS

1. Water Leak - 15th Floor: The Council was made aware of a water leak originating from a 15th floor common water supply line affecting two units. The source of the leak was immediately attended and repaired by the building staff. Glory Carpet and Tile is in the process of conducting drywall repairs. In accordance with the strata corporation policy, affected unit owners are responsible for any subsequent in-suite repairs.
2. Washing Machine Leak: The Council was made aware of a water leak originating from a 15th floors unit washing machine affecting the unit directly below. In accordance with the strata corporation policy, the affected owners are responsible for any associated in-suite repairs.
3. Hot Water Supply Line Leaks: The Council reviewed sporadic hot water supply line failures and is in the process of investigating potential long-term repair solutions.
4. Elevator Failures: The Council reviewed recent frequent elevators breakdowns and directed the Strata Agent to follow up with Richmond Elevator to have the issues permanently resolved.

Termination

There being no further business, the meeting was terminated at 8:30pm. The next meeting has been scheduled for Wednesday, August 15, 2018 at 5:30pm in the meeting room at 1328 W. Pender St., Vancouver.

Alex Korecki, Dip.ULE

Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

130 - 3751 Jacombs Rd, | Richmond B.C. V6V 2R4

Office: 604.233.7772 | Fax: 604.295.5771

E-mail: info@korecki.ca | Web: www.korecki.ca

LinkedIn | Twitter | Facebook

ONLINE ACCESS TO CLASSICO

www.theclassico.ca