

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, July 29, 2020 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President *5:30pm – 8:40pm*
Irfaan Hafeez *Joined 6:40pm*
Lawrence Keenan
Mark Deppel

REGRETS: Mona Zarbafian
Renee Geragthy (Commercial Section)

COUNCIL HEARING: Matthew Chong, Vancouver Rent It/Coldwell Banker *5:35pm – 5:50pm*

STRATA AGENT: Alex Korecki

CALL TO ORDER:

The meeting was called to order at 5:30 pm

COUNCIL HEARING

A dispute was heard from a Rental Agent, representing the owner, relating to repetitive fines imposed against a twelfth-floor unit due to failing to submit a Form K. Further discussion on the issue can be found under: Arrears Report (d), Correspondence, Item 10.

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the June 24, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for June 2020 before and at the meeting. It was **MOVED/SECONDED** and **CARRIED** to approve the Financial Statements for June 2020.
2. Account Balances: The current balances for the month ending June 30, 2020 in the appropriate funds are as follows:
 - Total CRF: \$1,790,871.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$101,297.00
3. Arrears Report: As of July 26, 2020, total arrears were \$32,109.41, majority of which are attributed to outstanding fines, and have had Civil Resolution Tribunal (CTR) claims initiated against the respective units. The collection status is as follows:
 - a. One Unit – CRT Order Granted, Clark Wilson retained to initiate wage garnish order via BC Supreme Court
 - b. One Unit – CRT Default Order Received, the Strata Agent to investigate collections recommendations with Hamilton and Co.

- c. One Unit – CRT Claim response not received, Council representative applying for Default Order judgement.
 - d. One Unit – CRT Claim filed; the owner's Agent was served the CRT Dispute Notice at the Council Hearing. The Agent refused to sign confirmation of its receipt claiming requirement to review it with their Managing Broker.
 - e. One Commercial Unit – CRT Claim filed, status update from Council representative pending.
 - f. Two Units – CRT Claims to be filed by a Council representative
 - g. One Unit – Lien Warning to be issued by the Strata Agent
4. **Budget & AGM Planning:** As reported previously, the Treasurer advised that the 2020/2021 proposed budget will call for a 19% increase in strata fees, which is attributed to the new insurance premium and to increased contribution to the Contingency Reserve Fund (CRF) in line with recommendations of the 2019 Depreciation Report.

The Council approved $\frac{3}{4}$ vote resolutions for presentation at AGM for the owners approval:

- Special Levy to recover current budgetary deficit of about \$83,000.00 associated with the insurance premium increase
- Transfer \$450,000.00 from the Residential, and \$50,000.00 from the Commercial to the Joint CRF account. The transfer is in line with the previously established 90/10 sectional split, and recommendations outlined in the 2019 Depreciation Report.

Review of bylaw amendments was deferred until the next meeting.

It was tentatively agreed to host the Annual General Meeting on Wednesday, October 28th in a venue that would allow social distancing for about 50 attendees. The owners will be requested to submit proxy forms in advance, and/or limit attendance to one owner per unit. The Strata Agent is in the process of locating a suitable venue.

BUSINESS ARISING

1. **Insurance Loss Prevention:** Follow-up reminders were issued to twenty-eight (28) owners that failed to respond to the fire sprinkler cage and washing machine hose audits. Seven (7) owners have reported plastic or rubber washing hoses, which are not considered adequately safe. Twenty (20) sprinkler cages will need to be installed in some units and in common areas by Elite Fire.
2. **Annual Fire Inspection - 2nd round:** Elite Fire Protection completed the 2nd round of Annual Fire Inspections on June 30, 2020. A unit owner failed to provide access and has had a fine issued to them. The Treasurer is in the process of preparing a list of charge backs for the cost of the second inspection and for replacement of faulty equipment.
3. **Dryer Vents Cleaning:** Due to a schedule error, the cleaning of vents from the outside only has been re-scheduled for July 29 to 31, 2020. The work is currently in progress.
4. **Windows Cleaning:** The cleaning is being rescheduled in early fall 2020. The Strata Agent is in the process of confirming a cleaning date.
5. **Emergency Generator:** Finning Cat has completed the remaining generator maintenance deficiencies, the fuel has been refilled, and the building staff has resumed monthly generator testing.
6. **Elevator Emergency Phone:** Due to COVID-19, Webbelectronics deferred the in-elevator phone repairs. The Strata Agent is sourcing a replacement contractor and obtaining confirmation if an onsite phone is even required.

7. Planter Drain Repairs / Back Lane Building Entry: In between meetings a quote was approved from BCT Contractor, to install a drain through the plater siding at the cost of \$1,550.00 (plus tax). The work is currently in progress, following which a decision will be made as to the landscaping design.
8. Water Feature Maintenance: The upper pond membrane repairs have been completed. As a result of budgetary concerns associated with water and electrical usage, the Council decided not to reinstate the water feature. Also, converting water feature to a rock garden is being investigated.
9. Outstanding Insurance Claim: A proof of loss form was previously executed, closing the insurance claim and paying out the owner for the remaining in-suite repairs. The insurance adjuster has since advised that the cash-out option was incorrectly calculated and that a new form will need to be executed. The Strata Agent is following-up with the adjuster to obtain details as to the methodology used to calculate the cash-out.
10. Corridor Level 2: The building staff has completed the repainting of the wall and floor.
11. Building Amenities: The Council decided to re-open the party room, subject to a four (4) resident maximum occupancy. No outside guests are permitted at this time. The decision on reopening the exercise room and guest suite was deferred until the next council meeting.
12. Insurance Renewal: The Council representatives have continued to interact with Michelle Elliot, Account Executive of HUB Costal Insurance to find potential reductions in insurance premium. The Council will continue to investigate alternatives in the leadup to the December 31, 2020 insurance renewal cycle.

CORRESPONDENCE

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

1. A letter from a 20th floor unit owner relating to drain line inspection recommendations. The Council continues to monitor these issues.
2. A request from a 7th floor unit owner, for additional time to replace their rubber drain line hose. The request was rejected.
3. A letter from a 7th floor unit owner, noting that their Miele rep advised them that their plastic drain hoses are just as strong as steel braided hoses. The Council noted that steel braided hoses are required.
4. A letter from a 10th floor unit owner requesting permission to install horizontal bird spikes. The request was approved.
5. A complaint from a 11th floor unit owner relating to common area corridor smell. The Owner was asked to contact the building staff and the Strata Agent to investigate the smell if it reoccurs.
6. A fine reversal request from a 21st floor unit owner, due to a death in the family and an inability to provide a key in time for access. An emergency access key has since been provided. The Council decided to reverse the fine.
7. A request from a 3rd floor unit owner to remove a tree and roots in front of their unit. The landscapers will be asked to inspect the site, the tree could be pruned if required, but will not be removed.

8. A second dispute from a 29th floor unit owner regarding failing to shower prior to entering the pool. The Council decided not to reverse the fine.
9. A request from a 37th floor unit to be provided with additional contact information for the owner above them that caused a minor leak. The issue has since been resolved; no further action was required.
10. A Form K fine dispute letter from the Rental Agent of a 12th floor unit owner. The Rental Agent in question also attended the council meeting, as outlined under Council Hearing.
11. A Form K fine dispute letter from a townhouse unit owner. Following review of circumstances, the Council decided not to reverse the fine.

BYLAWS AND RULES VIOLATIONS

1. Parkade Gate: A \$50.00 rule violation fine issued to a townhouse unit was approved by the Council.
2. Balcony Overflow: A \$200.00 bylaw violation fine and a dispute letter from the Agent of the affected unit was reviewed. Following review of facts, the Council decided not to impose the fine.
3. Parkade Gate: A \$50.00 rule violation fine issued to a 28th floor unit was approved by the Council.
4. Parkade Gate: A \$50.00 rule violation fine issued to a separate 28th floor unit was approved by the Council.
5. Fire Alarm Activation: A \$200 bylaw violation fine issued to a 30th floor unit was approved by the Council.
6. Recycling: Two separate \$50 rule violation fines issued to a 35th floor unit were approved by the Council.
7. Blocked Garbage Pickup: A \$57.70 chargeback and a \$200.00 bylaw fine issued to a 37th floor unit, associated with blocking the garbage pickup were approved by the Council.

NEW BUSINESS

1. Elevator "B" Failures: The building continues to experience elevator B failures. A failed circuit board has recently been replaced. Additional issues have been reported are a result of residents keeping unit doors open, which is forcing air through the elevator shafts. A reminder notice to owners and residents has been issued.
2. False Fire Alarm: The building previously experienced two false fire alarms as a result of deliberate activation by a resident's guest. Two fines have since been issued and paid by the responsible resident. The incidents have also been reported to the Vancouver Police Department and the City.
3. Sculpture Installation: A sculpture has been installed by the City at the corner of Jervis and W. Pender St. The Council representatives are negotiating improvements to the Jervis St. landscaping in exchange for allowing the installation of a sign on the building walkway pillar.
4. Drain Lines Inspection: The recent backups in two a fifth-floor units were cleared by staff and the plumber. The issues have been investigated by Montalbano Plumbing and their recommendation related to cleaning the drain stacks is pending.

5. Building Staff: The Council discussed the staff's performance and expressed overall satisfaction. The staff and the Council President are preparing maintenance list. The Agent will arrange to meet with the staff to address projects allocations and schedule.

TERMINATION

There being no further business, the meeting was terminated at 9:10pm.

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

Wednesday, August 26, 2020

Wednesday, September 30, 2020

The AGM has been tentatively scheduled for Wednesday, October 28, 2020.

Alex Korecki, Dip.ULE

Strata Agent

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