

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, July 31, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez
Lawrence Keenan

REGRETS: Mark Deppel
Mona Zarbafian
Mike Jobani (Commercial)

COUNCIL HEARING: Unit #1201 **5:40pm to 5:51pm**
Unit #1906 **5:52pm to 5:59pm**
Unit #1101 **6:00pm to 6:05pm**

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

CALL TO ORDER:

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

COUNCIL HEARING (5:40pm to 6:05pm)

The above-mentioned unit owners and/or their representatives attended the meeting to dispute potential or already issued fines against their units. Further discussion on the issues can be located under Correspondence, Item 10; Bylaws and Rules Violations, Item 5 and 8.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the June 26, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for June 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 10 months ending June 30, 2019.
2. Account Balances: Based on the bank statements, the current balances for the 10 months ending June 30, 2019 in the appropriate funds are as follows.
 - Total Operating Cash \$125,808.00
 - Total CRF Cash \$1,623,633.00 (includes prepaid strata insurance)
3. Arrears Report: As of July 26, 2019, total arrears for the Strata Corporation were \$18,866.59. It was noted that three units' owners were in significant arrears. The Council will arrange to file a CRT Claim against the owners in question.
4. 2019 / 2020 Operating Budget: A draft of operating budget was reviewed. Further discussion on the budget was deferred until the next council meeting.

5. Financial Audit: Dong Russell Company Inc., expects to be able to complete the audit of the 2019 year-end financial statements by the end of October.

BUSINESS ARISING

1. Swimming Pool: AME Group has completed the feasibility study for changing the pool disinfectant system. A response relating to the report has not yet been received from Imperial Paddock Pool. Also, the Strata Agent was instructed to seek interest of other pool contractors to provide opinion on the choice of water treatment and on executing the project.
2. Electrical Vault Cleaning: Resa Power Service completed the triennial main electrical vault service on Friday, July 5 and Thursday, July 25, 2019. Due to business interruption concerns, the work was completed on an afterhours basis. Associated extra and overtime costs of \$744.75 will be charged to the commercial section.
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 were to be paid 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 and/or pay the fines. The Strata Agent was instructed to issue a final demand letter, following which the case will be referred to a lawyer for a contempt of court order.

4. Depreciation Report: A draft of depreciation report was reviewed by an ad hoc committee. A revised draft is still pending, with the final report tentatively set for August 31, 2019.
5. Annual Fire Inspection - Second Round: one owner is yet to provide proof of in-suite fire testing by a licensed technician. The owner was issued a bylaw violation letter and will have ongoing fines imposed until such time as proof of testing is provided.
6. Dryer Vents Cleaning: Pacific Heights Services conducted the dryer vents cleaning from outside only on Tuesday, July 2 to July 16, 2019. Deficiency resolutions are in progress.
7. Windows Cleaning: Pacific Heights Services conducted the window cleaning on Tuesday, July 2 to July 16, 2019. Deficiency resolutions are in progress.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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. Following review of cost breakdowns, payment of the outstanding invoice was approved.
13. Landscaping Improvements: Hoe! Hoe! Hoe!, the strata landscaper, was previously retained to conduct landscaping improvements at the 5th floor garden level at the cost not exceeding \$1,000.00. The Agent is in the process of following-up to ensure work completion.

CORRESPONDENCE

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

1. A tower lobby renovation holdback dispute response letter issued to Rodrozen Designs.
2. A noisy parkade ventilation fan response letter issued to a neighboring tower resident.
3. A reminder of outstanding locker rental payments issued to two separate unit owners.
4. A reminder of outstanding parking rental payments issued to an owner.
5. A bird spike installation approval letter issued to a unit owner.
6. A letter from a unit owner alleging they were advised by a previous building manager to dispose of plant scaping materials on a common roof area. The owner has since been advised to discontinue this practice.
7. Failure to provide access for annual fire testing dispute response letters issued to two separate unit owners.
8. Outstanding fines / balance dispute response letters issued to two separate unit owners.
9. A request from an owner to be reimbursed for time spent reviewing an allegedly misplaced parking rental cheque. The dispute was rejected; the owner will be advised accordingly.
10. A second business operation dispute letter received from a tenant. The tenant also attended the Council Hearing. The in-suite business operations request was rejected.
11. A vehicle insurance violation dispute response letter issued to a unit owner.
12. A tree pruning dispute response, and a follow up dispute letter from a unit owner. It was subsequently verified that the tree in question was pruned by a building staff on the directive from the previous strata agent. It was agreed to reverse the \$200.00 tree pruning fine.
13. A chargeback letter issued to a commercial unit owner associated with pressure washing a grease spill in the back lane.
14. A noise dispute response letter issued to a unit owner.
15. A swimming pool rule violation dispute response letter issued to a unit owner.
16. An NSF fee reversal request. The fee has since been reversed and a replacement cheque issued.

BYLAWS AND RULES VIOLATIONS

1. Visitor Parking Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.
2. 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.
3. Bicycle Bylaw Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$200.00.
4. Garbage Disposal Bylaw Violation: A violation letter was sent to a unit owner. Following review of a dispute letter from the resident, the Council approved a fine of \$200.00.
5. Smoking Bylaw Violation: A violation letter was sent to a unit owner. A dispute letter was also received from the owner who attended the Council Hearing. Following review of the circumstances, the Council decided not to impose a fine.
6. Balcony Overflow Violation: Two violation letters were sent to a unit owner. The Council approved the imposition of one \$200.00 fine.
7. Form K Bylaw Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$200.00.
8. Form K Bylaw Violation: A violation letter was sent to a unit owner. A dispute letter was also received from the owner who attended the Council Hearing. Following review of the circumstances, the Council approved a fine of \$200.00.
9. Parkade Leak Bylaw Violation: A violation letter was sent to a commercial unit. The Council approved a fine of \$200.00.
10. Parkade Gate Rule Violation: Violation letters were sent to one commercial and one residential unit. The Council approved fines in the respective amounts of \$50.00.
11. Form K Bylaw Violation: A violation letter was sent to a unit owner. Following review of a dispute letter from the resident, the Council approved a fine of \$200.00.
12. Pet Waste Disposal Bylaw Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$200.00.
13. Guest Suite Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.

NEW BUSINESS

1. Pool & Hot Tub Inspection: A report was reviewed from Vancouver Coastal Health. It was noted that the pool and hot tub were within the compliance requirements.
2. Water Line Leak: On Thursday, May 30 twenty-seventh and twenty-eight-floor units were affected by a cold-water supply line leak. The source of the leak has been repaired, and the owner provided with a copy of the strata repairs policy.
3. Onyx Plates: A Council member volunteered to obtain quotes for a meeting room redevelopment using onyx plates left over from the lobby renovation project.

4. No Smoking Sign: A Council member volunteered to obtain no smoking signs, to be installed adjacent to the gas meter along the back lane entrance.
5. Bylaw Amendments: A Council member volunteered to form a committee and present a bylaw amendments proposal at the next Council meeting. The potential amendments include: Licenses Vs Short-Term Rentals, Short Term Rental Violations, Move-In Fee Increases, In-Suite Business Operations and Smoke Free Building.
6. Form K Bylaws: Following extensive audit of residency in the building, it was determined that a significant number of landlords fail to provide strata corporation with Form K as required by the strata bylaws related to rentals. The Council instructed the Strata Agent to invoke and apply in entirety the following bylaws:

R.12.2 Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K – Notice of Tenant’s Responsibilities signed by the tenant, in accordance with section 146 of the Act.

R.12.5 An owner who fails to submit a signed “Form K – Notice of Tenant’s Responsibilities” within the time limit allowed under the Act is subject to a fine of \$200.00, and the fine may be imposed every 7 days for as long as the strata lot or part of the strata lot is rented and the strata corporation is not in receipt of the signed Form K.
7. Dispute Deadlines: The Agent was instructed to start applying a two-week dispute deadline for all future contemplated violation letters. Disputes received after the deadline will not be discussed or responded to by the Council.
8. Exercise Equipment: Following review of exercise equipment by Council and the building staff, a Council member volunteered to obtain some equipment replacement quotes.
9. Swimming Pool: The Agent was directed to terminate the pool water testing contract with Imperial Paddock Pool effective September 1, 2019. The daily pool water testing by the building staff will continue.

The following topics have been deferred to the next council meeting:

- Elevator Advertising Proposal
- Tower Corridors - Level 2 & 3 - Renovation proposal
- Lobby upgrade proposal
- Elevator Failures
- Neighbourhood Watch
- Canada Post Parcel Box
- Telus Pure Fibre Event

Termination

There being no further business, the meeting was terminated at 8:40pm.

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

Wednesday, August 28, 2019

Wednesday, September 11, 2019

Annual General Meeting:

Wednesday, October 30, 2019

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