

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, July 28th, 2021, at 5:30pm

In Attendance

Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Lawrence Keenan
Mark Deppel
Irfaan Hafeez
Mona Zarbafian (*via telephone*)
Bal Sohal, Strata Agent, West Coast Property Management LTD
Sonny Shergill, Strata Agent, West Coast Property Management LTD

Regrets

Renee Geraghty

Council Hearings

30th Floor Unit: 5:30pm to 5:45pm - Unit owner was not present for their requested scheduled hearing.

26th Floor Unit: 5:45pm to 6:00pm - The Council reviewed the Owners request and unanimously agreed to reverse the fines assessed. (See Correspondence Item15.)

Call Meeting to Order

Bal Sohal, Strata Agent, calls the meeting to order at 5:31PM.

Approval of Council Meeting Minutes Dated Wednesday, June 23, 2021

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Minutes of Wednesday, June 23, 2021, as previously circulated.

Review of Financial Information

1. Monthly Statements

The Treasurer reported on the Financial Statements for June 2021 before and at the meeting. It was **MOVED**, **SECONDED** and **CARRIED** to approve the Financial Statements.

2. Account Balances

The current balances for the month ending June 30th, 2021, in the appropriate funds are as follows:

- Total CRF: \$2,005,907.00 (*It includes prepaid insurance premium*)

- Total Operating Cash: \$143,028.00

3. Arrears Report

As of June 30, 2021, total arrears were \$19,151. Most arrears were attributed to special levies/strata fee catchup payments, and fines.

4. Budget 2021/2022

Currently under development.

5. CRT Claims - Status Report

- A. One unit - Clark Wilson LLP is actively pursuing the amounts outstanding and have provided the unit with a deadline prior to commencing legal proceedings for an order of sale.
- B. One unit - A Council member has been in contact with Clark Wilson LLP and is awaiting response regarding a payment demand letter.
- C. One unit - Confirmation of chargeback payment received; the CRT claim has been withdrawn.

Business Arising

1. Elevator Deficiencies/Door Operator Replacements

Richmond Elevator has notified the council that all parts have been received. They have stated that they are waiting for the next available crew to complete the job. WCPM is in the process of following up with Richmond Elevator to expedite the resolution of the issue.

2. Waste Removal

GFL contract was modified to a one-year renewal term, along with being amended to reflect change in property management service to West Coast Property Management (WCPM).

3. Dryer Vents and Window Cleaning

The work has been completed and deficiencies identified and addressed.

4. Pinnacle (Developer) Parking Rental

Council has finalized a list of conditions that must be met by the developer to grant the requested access to parking spaces. Negotiations are currently underway.

5. Guest Room Reopening

Guest room was reopened and available for booking since July 9, 2021. It was noted that the rental rate has increased from \$75 to \$100. Strata Rules No.2 was amended accordingly and will be ratified at the next Annual General Meeting.

6. West Coast Property Management (WCPM)

As noted in previous minutes, WCPM began managing Classico on July 1st, 2021. Transition of services and building activities are ongoing. Strata Agents (Daren Sello & Sonny Shergill) along

with two council members met with the building staff on July 15, 2021, to discuss operations at the building.

7. WorkSafe BC Claim

A claim has been submitted for a work-related injury by the building manager. Council member volunteered to respond to WorkSafe as requested by them. No response was provided by WorkSafe BC. Two council members rectified the situation and new forms were filed and submitted.

8. Window seal failure

Prior approval of window replacement was overlooked by previous management. Extreme Glass has provided a quote. Council has approved the quote and replacement is currently being scheduled.

9. Break-in at commercial unit

It was noted that a break-in occurred in a commercial unit where a door glass was shattered. Accurate Glass replaced the glass, and no insurance claim was submitted as it is under the insurance deductible.

10. Fortis Gas - PST Refund

As directed by Council, Korecki Real Estate Services filed the application for a PST refund at the Ministry of Finance, BC. Council is awaiting the refund cheque.

11. Kitchen Sink Drainage Problem

A unit was experiencing multiple overflows in their kitchen sink. Montalbano Plumbing was called to investigate. Council is awaiting the report.

12. Bar-El Janitorial Service

Council has considered arranging supplies for building staff to improve cost control. Bar-El has provided contacts for three suppliers who have provided a list and prices of their supplies. Council member went to one of the contacts in person to review and obtain pricing.

13. Strata Bylaw amendments

Council members are in the process of reviewing the bylaws and will provide an update before the next council meeting.

Correspondence

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

1. Noise Fines Dispute Hearing

A letter from a 30th floor unit owner appealing a bylaw fine relating to noise violation requested a hearing but did not appear at the scheduled time of arrival. After some discussion it was determined by the Council to table the discussion as hearing was unattended.

2. Nails in Tires Complaint

The owner of a 16th floor unit once again alleges that someone is deliberately placing nails in their car's tires. As no proof of it has been provided, the Council decided to advise the owner to consider the installation of an auto security camera, and if need be, they should contact the Vancouver Police Department if they feel they are being harassed or are in danger.

3. Use of Property bylaw violation dispute from a resident of a 7th floor unit

Following a review of all circumstances of the case, the request to reverse the fines was rejected by majority of the council votes and the fine will remain.

4. Parking Lot Complaint

A complaint from an 9th floor unit owner regarding parking proximity was reviewed. The owner was advised that as no bylaw infraction took place, action cannot be taken. Council will post a notice regarding parking too closely.

5. Parkade Gate and Storage Hearing request

Hearing was completed at the previous council meeting

6. Visitor Parking Fine Dispute

A dispute to a fine letter received by an 8th floor unit owner was reviewed and rejected.

7. Use of Property Fines Dispute

A dispute over multiple fine letters received by a 10th floor unit owner were reviewed and rejected.

8. Parkade Gate Fine Dispute

A dispute over a fine letter received by a townhouse unit owner was reviewed and rejected.

9. Smoke Alarm Chargeback Dispute

A dispute over a chargeback letter received by a townhouse unit owner was reviewed and approved as there was evidence of an error in the address of the initial letter sent.

10. Indemnity Agreement

An indemnity agreement for renovations to a townhouse unit was reviewed and approved. Previous Management (Korecki) did not issue a letter. It was found that no fine is to be assessed for unauthorized renovations.

11. Parkade Gate Fine Dispute

A dispute over a fine letter received by a 17th floor unit owner was reviewed and rejected.

12. Request for Renovation

A request for a renovation was received from an 18th floor unit owner was reviewed and part of it resulting in alteration of external building appearance was rejected.

13. Request for Central A/C & Heating

A request for a building-wide central Air conditioning and heating was received from a 26th floor unit owner was reviewed and rejected, as technical challenges and cost of installing such a system would be prohibitive.

14. Kitchen Sink Drainage Problems

A 20th floor unit was experiencing multiple overflows in their kitchen sink. Montalbano Plumbing was called to investigate. Council is awaiting the report.

15. Hanging planters & Bird Feeding Fines Dispute

A dispute over two fine letters received by a 26th floor unit tenant was reviewed. The Council decided to reverse the fines. (See Council Hearing above.)

16. Guest suite upgrades

An 8th floor unit owner has requested council to consider upgrades to the guest suite. Council has deferred this decision to the Annual General Meeting.

17. Noise complaint

A 5th floor unit owner reached out to WCPM regarding a neighbouring unit causing a nuisance at all hours of the evening. Council instructed the building manager to approach the unit and discussed this with the resident.

18. Hardwood Flooring, Kitchen and Ceiling Renovation Application

The Council approved an application for hardwood flooring, kitchen, and ceiling renovation installation from a 27th floor unit subject to meeting strata bylaw requirements related to sound proofing of the underlay and no structural damage to the ceiling.

Bylaws and Rules Violations

1. Recycling Fine

A fine letter issued to a 3rd floor unit owner was reviewed and approved. The fine was approved.

2. Recycling Fine

A fine letter issued to an 8th floor unit owner was reviewed. The fine assessment discussion was tabled until the Strata Agent is able to investigate further details with the onsite staff. A letter will be sent to the Owner advising of the outcome once the details are confirmed.

3. Recycling Fine

A fine letter issued to a 18th floor unit owner was reviewed and approved. The fine was approved.

4. Visitor Parking Fine

A fine letter issued to a commercial unit owner was reviewed and approved. The fine was approved.

5. Recycling Fine

A fine letter issued to a 3rd floor unit owner was reviewed and approved. The fine was approved.

6. Noise Fine

A fine letter issued to a 10th floor unit owner was reviewed and approved. The fine has already been paid.

7. Parkade Gate Fine

A fine letter issued to a 18th floor unit owner was reviewed and approved. The fine was approved.

New Business

1. Fire Alarm - June 24, 2021

It was noted that on June 24, 2021, approximately 9:00am a fire alarm was caused by damage to the fire sprinkler line during renovations by a 15th floor unit. Elite Sprinkler System Ltd. attended, and the costs were approved to be charged back to the owner in the amount of \$516.60

2. Pool Service - Bright Pools Contract

It was noted that council would like to improve pool safety and more effectively utilize the building's staff in general building maintenance. Council has engaged Bright Pools to service the pool as of July 19, 2021 (once a day, Monday to Friday) at \$665.00 per month + taxes. The building staff will continue servicing the pool on weekends and on holidays.

3. Water feature - reactivation

As the repairs to the water feature have yet to be completed, the Council has decided to table reactivating the water feature and will revisit the discussion once the annual cleaning is addressed and to ensure that the strata is adhering to water conservation efforts and guidelines.

4. Water leak

It was noted that Council reviewed a report of a leaking toilet from a townhouse unit on Sunday July 18, 2021. Montalbano Plumbing attended the site on Monday July 19, 2021. After investigation, owner repaired the leak. Council will defer their decision of charging back once an invoice/report advising of the source/location is received from Montalbano.

5. BC Hydro - Electric Vault

Council reviewed a letter from BC Hydro pertaining to the electrical vault on site. Council directed the Strata Agent to contact the service technicians to confirm the building is compliant prior to the December 31, 2025 deadline

Termination of Meeting

There being no further business, the meeting was terminated at 7:38pm. The next council meeting has been scheduled for 5:30pm, Wednesday, August 25, 2021.



Sonny Shergill, Strata Agent
West Coast Property Management LTD
604.914.2135
teamsello@westcoastpm.ca
www.westcoastpm.ca

ONLINE ACCESS TO CLASSICO
www.theclassico.ca