

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, July 27, 2022, at 5:30 pm

## In Attendance

Roman Piechocki - President & Treasurer  
Peter van Diepen - Vice President  
Lawrence Keenan  
Irfaan Hafeez

## Regrets

Mark Deppel  
Renee Geraghty  
Sonny Shergill, Strata Agent

## Call Meeting to Order

Roman Piechocki, President called the meeting to order at 5:35 pm

## Approval of Council Meeting Minutes of Wednesday, June 29, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, June 29, 2022, as previously circulated.

## Review of Financial Information

### 1. Monthly Statements

The Treasurer reported on the Financial Statements for May and June 2022 before and at the meeting. It was **MOVED**, **SECONDED** and **CARRIED** to approve the Financial Statements listed above.

### 2. Account Balances

The current balances based on bank statements for the month ending June 30, 2022, in the appropriate funds are as follows:

- A. Total CRF: \$2,325,757.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$73,883.00

### 3. Arrears Report

As of July 21, 2022, total arrears were \$53,321.10. 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 leaks (Ceiling in commercial section corridor - level 1)

Awaiting scheduling of water test by Vancouver Injection & Waterproofing to confirm leaks' locations.

##### 3. Glass replacements

- 1382/1386 W. Pender St. - Axis Hair Salon - June 15, 2022, canopy shattered. Replaced by Anglo Glass on July 21, 2022

- 1366 W. Pender St. - Refine Cosmetics - January 22, 2022, front window broken. Replaced by Action Glass on July 14, 2022

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

The Strata Agent is awaiting schedule to visit site for deficiencies from Royal City Fire.

##### 5. Water Feature

June 30, 2022 - Master Building Services cleaned, and power washed it. July 8, 2022 - staff reactivated Water feature.

##### 6. 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. A follow up meeting with the mechanical contractor and Mike Pearson of Cambridge Plumbing Systems Ltd to review the situation is scheduled on Friday, July 29<sup>th</sup>, 2022.

##### 7. Tree Trimming at level 5 along West Pender Street

The Strata Agent is awaiting quotes from two other arborists.

##### 8. CMI Concierge & Security Contract Renewal

In April 2022, the Council reviewed the proposed by CMI contract's renewal terms. Because of their implications on the current budget, have decided to defer discussion and its potential implementation until September 2022. In June 2022, the Council also received unsolicited proposal from Centrum Concierge & Security. The Council reviewed both proposals and decided to accept the proposal from CMI effective September 1, 2022.

##### 9. Building Manager Search

As previously reported, Ned Stojakovic, building manager resigned as of May 31, 2022. With assistance of the Property Management company, the Council initiated search for a building manager. Applications from individual candidates and proposals from companies providing this type of service have been reviewed, and after lengthy discussion, the Council awarded a contract for this

service to a company VitaClean Janitorial Services. If accepted, they will start providing service on August 15, 2002.

#### 10. Electric vehicles (EV) batteries charging using strata's power supply

As previously reported, the Council instructed the Strata Agent to obtain quotes for professional assessment of suitability of the entire building's electrical system for charging EV. The project will be presented for the owners' approval at the AGM in 2022.

### **Correspondence**

The Strata Agent reported receiving the following correspondence:

#### 1. Landscaping Complaint

A 5<sup>th</sup> floor unit owner reported on the need to address the landscaping of lawn and planters at the level 5. The Council will request the Strata Agent to request the landscaper to provide a quote to remedy deficiencies and a proposal to include periodical service of this area in their landscaping contract.

#### 2. Tree Trimming - Back Lane

Following complaint, the residents have been reminded to avoid trimming the birch trees in the common area planters.

#### 3. Hot Tub Complaint

A resident complained about deficiencies of the hot tub. The Council noticed the deficiencies and as reported in New Business, item 10, arranged the strata contractor who completed repairs to cracks in grout and tiling. The pool maintenance service provider will address any additional operational deficiencies.

### **Bylaws and Rules Violations**

#### 1. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to a 6<sup>th</sup> floor unit owner.

#### 2. Bylaw Violation - Rentals (Residency Verification)

After receiving a response from a 7<sup>th</sup> floor unit owner, the Council decided not to impose a \$200.00 bylaw violation fine.

#### 3. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 12<sup>th</sup> floor unit owner.

#### 4. Bylaw Violation - Rentals (Short Term)

After review of a dispute from a 16<sup>th</sup> floor unit owner, reports from the building staff and strata contractors, the Council decided not to reverse a \$500.00 bylaw violation fine.

#### 5. Bylaw Violation - Rentals (Short Term)

The Council approved a \$500.00 bylaw violation fine to a 16<sup>th</sup> floor unit owner.

#### 6. Bylaw Violation - Rentals (Form K)

The Council approved a \$200.00 bylaw violation fine to a 17<sup>th</sup> floor unit owner.

#### 7. Bylaw Violation - Rentals (Residency Verification)

The Council approved a \$200.00 bylaw violation fine to a 20<sup>th</sup> floor unit owner.

## New Business

### 1. Swimming Pool and Hot Tub Maintenance

July 8 - 10, 2022 - Adam, BCT Contractor completed repairs to cracks in grout and tiling.

### 2. Residential Gate Failure

July 8, 2022 - Elite Door attended emergency repairs to failed gate's safety sensors.

### 3. Electrical Vault - Triennial Dual Radial Primary Electric Vault Service and Testing

The last test was performed in July 2019. The Council approved a quote from RESA Power at \$5,650.00 plus taxes. The test is expected to be scheduled in the second half of September 2022.

### 4. Depreciation Report Renewal

Last report: October 16, 2019 - completed by NLD Consulting. Strata Property Act requires to obtain new report within three years. The Council decided to present for the owners' approval two resolutions at the October 2022 AGM, to either waive this requirement or obtain funding for the report renewal.

### 5. Bar-El Building Maintenance Ltd - Correspondence from Legal Counsel

The Council received a letter from the legal counsel of Bar-El Maintenance Ltd, previous janitorial service provider whose services at Classico were terminated by way of required 30 day's notice as of March 31, 2022. The Council instructed Strata Agent to respond with clarifications.

## Termination of Meeting

There being no further business, the meeting was terminated at 8:00pm. The next council meeting has been scheduled for: **Wednesday, August 31<sup>st</sup>, 2022 @ 5:30PM** in the Meeting Room.

Roman Piechocki  
President, Strata Council

**ONLINE ACCESS TO CLASSICO**  
[www.theclassico.ca](http://www.theclassico.ca)