
MINUTES OF COUNCIL MEETING STRATA PLAN BCS460 Classico

HELD: On Wednesday, August 15, 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 (Left at 7:45 pm)
Ken Sopko
Mark Deppel
Lawrence Keenan
Irfaan Hafeez (Joined at 6:00 pm)

REGRETS: Mike Jobani (Commercial Section)

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.

COUNCIL HEARING (5:35pm – 5:51pm)

The owner attended the meeting to speak to the Council regarding a parking reassignment, allegedly completed prior to the sale of his unit in 2017. Further discussion on the issue was deferred pending review of all supplied documentation.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the July 24, 2018 council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statement: Due to the recent management company transition the financial statements for the 11th month ending July 31, 2018 were not available for review.
2. Account Balances: Due to the recent management company transition the current balances for the 11th month ending July 31, 2018 were not available for review.
3. Arrears Report: Due to the recent management company transition the current arrears were not available for review.
4. CRA Payroll Fine: The ownership of the Canada Revenue Agency payroll account is in the process of being transferred to Korecki Real Estate Services, following which the source of the previously reported \$798.12 CRA fine will be investigated.

5. Budget & AGM Planning: The Council is in the process of preparing the proposed operating budget for the 2018/2019 fiscal period. It was noted that the Council is contemplating 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: The Strata Agent noted that all required documentation appears to have been received from Pacific Quorum, and that with extensive assistance of the Council, most of the backlogged invoices and correspondence have been processed.
2. Water Damage - Chargeback: As reported in the previous meeting minutes, the strata corporation suffered a water loss originating from a 16th floor unit's ice maker supply line. The affected owner's personal home insurance, Wawanesa Insurance has since agreed to pay the outstanding damage deductible charge, in the amount of \$15,000.00.

The Council agreed to close the ongoing Civil Resolution Tribunal proceedings, following receipt of the above-mentioned amount.

3. Fines & Arrears – Civil Resolution Tribunal (CRT): As reported in the previous meeting minutes, a CRT claim was filed against a unit owner who was in arrears in the amount of \$1,850.00 for the outstanding bylaw fines. Because the owner had not responded to CRT Dispute Notice by the described deadline, the claim will proceed to the CRT's default decision process.
4. Tower Lobby Renovations: The chair of the Redesign Committee is liaising with Rodrozen Designs to address the outstanding lobby renovation deficiencies, which included issues with the fireplace lighting, grouting directly across the elevator lobby, driveway pressure washing, and cleanup of dust accumulated in the elevator shafts during retiling of the elevator cabin floors.

The Strata Agent will be contacting Richmond Elevator to ascertain the scope of the elevator shaft dust damage and required cleanup.

The Council continues to try to sell the onyx plates left over from the old lobby.

5. Building Exterior Painting: As previously reported, Unitus Painting Ltd. has completed the building exterior painting project.

A quote was requested from Unitus to paint an overhang at level 38.

It was noted that additional flashings preventing newly painted surfaces from staining will need to be installed along some sections of the roof line. A quote from RooFix for the above work has been requested.

6. Planter Drain & Irrigation: The Council is in the process of liaising with Craine Projects to select suitable plants for the recently repaired planter on the 2nd level terrace.
7. Washing Machine Drain Raiser: As previously reported, following the drain raiser cleaning, Glory Carpet and Tile is in the process of scheduling access to attend drywall repairs in four units on floors 15, 12, 7 and 6.
8. Dryer Vents & Windows Cleaning: Pacific Heights will be onsite on Monday, August 20th to attend the dryer vents and windows cleaning deficiencies.

9. Bylaw Update: To keep the strata corporation bylaws up to date, the Council is developing bylaw amendments related to suite access requirements, and responsibilities of owners for the Strata insurance deductibles. They will be presented for the owners approval at the upcoming Annual General Meeting.
10. Back Lane Traffic: A letter has been issued to the City of Vancouver related to traffic flow and parking along the back lane. Owners who wish to express concerns relating to the back lane traffic and parking are encouraged to contact the city at <https://vancouver.ca/vanconnect-desktop.aspx>
11. Swimming Pool: As previously reported, the Council is considering automating the swimming pool disinfection system. The Council is in the process of consulting with the original pool designer, Rockingham Pool Consultants, to determine the best options available.
12. Window Repair: Accurate Glass has completed the replacement of a spontaneously burst window pane in a 33rd floor unit. Once an invoice is received, the Agent will file a claim with the Strata insurance company.

CORRESPONDENCE FROM OWNERS

1. A letter from an owner regarding dryer vent cleaning deficiency was placed on the deficiency list.
2. A letter from an owner regarding windows cleaning deficiency was placed on the deficiency list.

BYLAWS AND RULES VIOLATIONS

Gate violation rule - letters were mailed to seven units
 Smoking bylaw - letter was mailed to one unit
 Rental /short term bylaw - letter was mailed to one unit
 Rental /short term bylaw - two letters were mailed to one unit
 Noise bylaw - letter was mailed to one unit
 Noise bylaw - two letters were mailed to one unit
 Water & debris from balcony bylaw - letter was mailed to one unit
 Bicycle bylaw - letter was mailed to one unit
 Pets bylaw - letter was mailed to one owner

NEW BUSINESS

1. Swimming Pool Issues: The Council reviewed regularity of the pool water testing reports and performance of the Imperial Paddock Pools service. The Council decided to continue supplementing the daily pool water testing performed by the building staff with the Imperial Paddock's weekly service.
2. Glass Awning - Commercial Section: Accurate Glass has been dispatched to replace a cracked glass awning above the commercial section unit. Once an invoice is received, the Strata Agent will file a claim with the Strata insurance company.
3. Elevator Failures: The Council has been made aware of ongoing elevator failures. The Strata Agent is in the process of issuing a letter to Richmond Elevator requesting to address the issue more effectively.
4. Mechanical Rooms Ventilation: Following the recent hot spell of weather, the Council was made aware of sporadic overheating of the ventilation systems in the main electrical vault, swimming pool and elevator mechanical room. The staff continues monitoring the performance of the equipment; assistance of the mechanical contractor has been provided.

5. Back Lane Entry / Dogs: The Council received reports of residents allowing their pets to urinate directly adjacent to the back lane entrance door. The residents are requested to discontinue this practice, failing which bylaw violation letters and fines will be issued.
6. Financial Audit: The Agent is in the process of obtaining a financial statements audit quote from Donald G. Guthrie, CPA.
7. Emergency Generator Testing: The Agent is in the process of scheduling the annual generator testing with Finning.
8. Parkade Gas Monitoring System Testing: The Agent is in the process of scheduling the annual sensor testing with Global Gas Detection Inc.

Termination

There being no further business, the meeting was terminated at 8:10pm. The next meeting has been scheduled for Wednesday, September 26, 2018 at 5:30pm in the meeting room at 1328 W. Pender St, Vancouver.

Annual General Meeting - Wednesday, November 14, 2018

Alex Korecki, Dip.ULE
Strata Agent

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