

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, August 26, 2020 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez *Joined 5:40pm*
Lawrence Keenan
Mark Deppel
Mona Zarbafian

REGRETS: Renee Geragthy (Commercial Section)

STRATA AGENT: Alex Korecki

CALL TO ORDER:

The meeting was called to order at 5:35 pm

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the July 29, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for July 2020 before and at the meeting. It was **MOVED/SECONDED** and **CARRIED** to approve the Financial Statements for July 2020.
2. Account Balances: The current balances for the month ending July 31, 2020 in the appropriate funds are as follows:
 - Total CRF: \$1,817,493.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$88,721.00
3. Arrears Report: As of July 26, 2020, total arrears were \$27,706.99, majority of which are attributed to outstanding fines. The Council initiated claims at the Civil Resolution Tribunal (CRT) against some owners. The status of claims is as follows:
 - a. One Unit – CRT Order Granted, Clark Wilson LLP is in the process of seeking a wage garnish order via BC Supreme Court
 - b. Two Units – CRT Default Orders Received, the Strata Agent is investigating collections recommendation with Hamilton Law Group.
 - c. One Unit – A CRT Claim had been previously filed. Following Council Hearing attended by the unit's agent at the previous Council meeting, a settlement agreement was reached. The Council withdrew the claim.
 - d. One Commercial Unit – CRT Claim filed, status update from a Council representative is pending.
 - e. Two Units – CRT Claims are to be filed by a Council representative against a commercial unit at \$2,941.07 and a residential unit at \$1,300.00.
4. CRF Funds Closure: As the respective projects have been completed, it was **MOVED/SECONDED** and **CARRIED** to close the following CRF funds.

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|---|------------------------|
| a. Elevator Cooling System (R) | - Balance: \$35,374.79 |
| b. Lobby & Tower Design (R) | - Balance: \$1,079.66 |
| c. Washing Machine Drain Cleaning (R) | - Balance: \$22,687.72 |
| d. Renovation-3 rd Floor Corridor(R) | - Balance: \$8,492.00 |

5. Budget & AGM Planning: As reported in the previous Council meeting minutes, the proposed 2020/2021 budget will call for a 19% increase in the strata maintenance fees. In addition, two ¾ vote resolutions will be proposed: one to recover the budgetary deficit resulting from increase in the insurance premium, and second to reallocate CRF funds between various sections, in line with recommendations of the 2019 depreciation report.

To limit the workload of issues at this year meeting, potential proposals of several bylaw amendments have been deferred for presentation at AGM in 2021.

BUSINESS ARISING

1. Insurance Loss Prevention: There are still twenty (21) owners who failed to respond to the fire sprinkler cage and washing machine hose audits. Installation of twenty (20) sprinkler cages in some residential units and in the common areas will be arranged with Elite Fire.
2. Annual Fire Inspection - 2nd round: Elite Fire Protection has completed the 2nd round of Annual Fire Inspection. Chargeback notification letters have been issued to four units which failed to provide access for the initial inspection, and to several other units for the faulty equipment replacement.
3. Dryer Vents Cleaning: Pacific Heights completed the dryer vents cleaning on July 31, 2020.
4. Windows Cleaning: Pacific Heights is scheduled to conduct the windows cleaning on September 8 to September 18, 2020.
5. 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.
6. Planter Drain Repairs / Back Lane Building Entry: Planter drain repairs have been completed by BCT Contractor. Hoe! Hoe! Hoe! Gardening Services were requested to quote on reinstalling drain rock and new landscape design.
7. Water Feature Maintenance: Due to the City of Vancouver approval requirements, potential conversion of the water feature to a rock garden was determined unfeasible. The Council decided not to reactivate the water feature at this time.
8. Outstanding Insurance Claim: The Strata Insurance provider revised the amount for paying out the owner in the previously reported cash-out option for the remaining in-suite damage repairs. The Council approved the revised proof of loss form closing the insurance claim.
9. Building Amenities: The Council decided to maintain maximum four (4) residents' occupancy for the party room, and not to reopen the exercise room and the guest suite. Further reassessments of this decision will be based on current Health Canada and BCCDC guidelines.
10. 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.

11. Elevator Failures: As reported previously the building continues to experience sporadic elevators failures.

Richmond Elevator, the service provider, has noted that some of the elevator parts are obsolete which results in more frequent failures and the elevators down times while the repairs or part's replacements are undertaken. They propose to replace an elevator drive in elevator "B" and a door operator in all three elevators. The Council directed the Strata Agent to obtain competitive quotes for the above and arrange assessment of the Richmond Elevator recommendations by an independent elevator audit companies.

12. 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.
13. Drain Lines Inspection: The recent water backups in two a fifth-floor units were cleared by staff and the strata plumber. Montalbano Plumbing recommendation related to cleaning the remaining drain stacks is pending.

CORRESPONDENCE

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

1. A letter from the building's developer, Pinnacle International, expressing concern and rejecting an owner's request for re-assignment of two storage lockers between two strata lots owned by this owner. The Strata Agent will enquire the developer for the grounds based on which the re-assignment was rejected. The affected owner will be informed accordingly.
2. A letter issued to a 6th floor unit owner in response to their charge back dispute.
3. A letter issued to a 8th floor unit owner in response to their parkade gate fine dispute.
4. A letter issued to a 30th floor unit owner in response to their noise fine dispute.
5. A letter issued to a 7th floor unit owner in response to their drain hose installation inquiry.
6. A letter issued to a 7th floor unit owner in response to their drain hose replacement extension request.
7. A letter issued to a 37th floor unit owner in response to their request for additional information following a water leak affecting their unit.
8. A letter issued to a 3rd floor unit owner in response to a tree removal request.
9. A letter issued to a townhouse unit owner in response to their Form K fine dispute.
10. A letter issued to a 10th floor unit owner in response to their pigeon spike installation request.
11. A letter issued to a 15th floor unit owner in response to their balcony overflow fine dispute.
12. A letter issued to a 20th floor unit owner regarding their recommendations relating to drainpipe cleaning.
13. A letter issued to a 29th floor unit owner regarding a swimming pool fine dispute.
14. A letter issued to a 12th floor unit owner following their attendance at the prior Council Hearing, disputing various bylaw fines.

15. A late payment fine appeal letter from a 19th floor unit owner. Following review of circumstances, the Council rejected it.
16. A \$1,330.25 reimbursement request from an 11th floor unit owner, associated with the owner's plumber conducting emergency in-suite plumbing repairs to a common water supply line. As this would have normally been attended by Strata Corporation, the Council approved the reimbursement as requested.
17. A request from a 23rd floor unit owner to install an exterior air-conditioning unit. The Council rejected the request due to the building envelope, noise and aesthetic concerns.

BYLAWS AND RULES VIOLATIONS

1. Parkade Gate: A \$50.00 rule violation fine issued to a 10th floor unit was approved by the Council.
2. Recycling Violation: A \$50.00 rule violation fine issued to a 35th floor unit was approved by the Council.
3. Failure to Provide Fire Testing Access: A \$200.00 bylaw violation fine issued to 35th floor unit was approved by the Council.
4. Balcony Overflow: A \$200.00 bylaw violation fine issued to a 11th floor unit owner was approved by the Council.

NEW BUSINESS

1. Move-In Procedures: Further discussion on this issue was deferred until the next Council meeting.
2. Emergency Access by Police: Further discussion on this issue was deferred until the next Council meeting.
3. Corporate Tax Return: The Council approved a quote from Dong Russell & Company at the cost of \$375.00 (plus tax).
4. Parkade Gas Sensors Testing: Global Gas Detection is to schedule sensors testing in September at the approved by the Council cost of \$1,105.00 (plus tax).
5. In-Suite Water Shutoff: The Council reminds all owners that all residents should be aware of the location of their individual in-suite water shutoff valves. A follow-up memo will be issued by the Strata Agent shortly.
6. Elevator Code Changes: The Council was made aware of several upcoming code changes which will affect the cost of elevators maintenance. The future Strata budgets will be adjusted accordingly.
7. New Resident Welcome Package: Further discussion on this issue was deferred until the next Council meeting.
8. Misaligned Water Supply: The Council was made aware of misaligned water supply lines in a 3rd floor unit, which is affecting water supply in the party room and the lobby washroom, both located directly below. The Strata Agent is interacting with the unit's owners to provide access for the necessary repairs.

TERMINATION

There being no further business, the meeting was terminated at 7:50pm. The next Council meeting has been scheduled for 5:30 pm on Wednesday, September 30, 2020.

The AGM has been tentatively scheduled for Wednesday, October 28, 2020 at 6:00pm.

Alex Korecki, Dip.ULE
Strata Agent

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