

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, August 28, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Irfaan Hafeez
Lawrence Keenan
Mark Deppel
Mona Zarbafian

REGRETS: Peter van Diepen Vice President
Mike Jobani (Commercial)

COUNCIL HEARING: Unit #2903 **5:40pm to 5:55pm**

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 5:55pm)

The tenant of the above-mentioned unit attended the meeting to dispute a contemplated fine issued against their unit. Further discussion on the issues can be located under Bylaws and Rules Violations, Item 5.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the July 31, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for July 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the 11 months ending July 31, 2019.
2. Account Balances: Based on the bank statements, the current balances for the 11 months ending July 31, 2019 in the appropriate funds are as follows.
 - Total Operating Cash \$138,204.00
 - Total CRF Cash \$1,643,374.00 (includes prepaid strata insurance)
3. Arrears Report: As of August 26, 2019, total arrears for the Strata Corporation were \$21,463.35. A lien warning letter was issued to a unit owner in significant strata maintenance fee arrears. Fine payment demand letters were issued to seven (7) separate unit owners, one of which is in violation of the Civil Resolution Tribunal order.
4. 2019/2020 Operating Budget: The Council reviewed a draft of the proposed operating budget. Its final approval 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 converting the pool disinfectant system. Imperial Paddock Pool has been asked to provide an opinion on the choice of water treatment and on executing the project. The Agent is seeking opinions from additional service providers.
2. Ongoing Noise Violations: As reported previously, an owner has failed to comply with a Civil Resolution Tribunal consent order. A final demand letter has been issued to the owner, following which the case will be referred to a lawyer for a contempt of court application.
3. Depreciation Report: A revised draft of the depreciation report is still pending, with the final report tentatively set for August 31, 2019.
4. Jervis St. Landscaping: The Council members are in the process of preparing landscaping proposals for the City boulevard at the intersection of Jervis and Melville streets.
5. Contractors List: A list of contractors was completed by the Council member and the Strata Agent was asked to provide the Council with copies of recurring site services contracts.
6. Flood - Water Pressure Testing: Phoenix Restorations has completed final repairs in the fifteenth-floor unit flooded due to a kitchen sink water supply line being misconnected by a strata corporation contractor, Malburg Pump & Boiler Ltd. The final repairs invoice, in the amount of \$12,221.21 will be paid from the residential Contingency Reserve Fund.

The Agent is in the process of issuing a letter to Malburg Pump & Boiler Ltd subrogating all costs associated with the loss, totalling \$16,922.98.

7. Sewer Backup Flood: Phoenix Restorations has completed final repairs in a twenty-fourth-floor unit affected by the May 1, 2019 kitchen sink common riser backup. The strata insurance deductible invoice, in the amount of \$15,000.00 will be paid from the residential Contingency Reserve Fund.

Repairs in the twenty-fifth-floor unit were delayed due to contents manipulation difficulties, which are not covered by the strata insurance. The strata insurance adjuster continues to attempt to resolve this issue with the affected owner.

8. Landscaping Improvements: Due to scheduling difficulties, Hoe! Hoe! Hoe! Landscaping has not been able to complete landscaping maintenance at the 5th floor garden level. It was agreed not to pursue the matter further.
9. Onyx Plates: A Council member is in the process of sourcing quotes for a meeting room redevelopment using onyx plates left over from the lobby renovation project.
10. No Smoking Sign: Due to safety concerns, the "No Smoking" signs have been installed on the enclosure of the natural gas station along the back-lane entrance.
11. Bylaw Amendments: The Council reviewed the following draft bylaws: Move-In Fee Increase, Short Term Rental Violations and Smoke Free Building. Additional bylaws are being contemplated.
12. Exercise Equipment: Following review of the exercise room equipment, the Council approved refurbishment of a stationary bicycle and replacement of the cross trainer machine with a refurbished elliptical machine at a total cost not exceeding \$3,500.00 (tax

incl.). A Council member will be arranging for the project with Tower Fitness Equipment Services Inc.

13. Swimming Pool: The Strata Agent was directed to terminate the pool water testing contract with Imperial Paddock Pool effective September 30, 2019. The daily pool water testing by the building staff will continue.
14. Roof & Patio Membranes: The review of the interim roof and patio membrane repair quote from Vancouver Injection & Waterproofing was previously deferred until the end of the fiscal period. Further discussion on the quote was deferred pending completion of the depreciation report.
15. In-suite Flood Detectors: The Agent was instructed to order 224 flood detectors from Hyline Sales at the cost of \$2,885.12 (tax incl.). The building staff will place one flood detector in all residential washing machine closets free of charge. Appropriate notices to residents will be issued in advance.

CORRESPONDENCE

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

1. A swimming pool rule violation dispute response letter issued to a unit owner.
2. A parking rental cheque reimbursement response letter issued to a unit owner.
3. A garbage disposal reimbursement response letter issued to a unit owner.
4. A smoking bylaw violation dispute response letter issued to a unit owner.
5. A letter from a unit owner expressing concern relating to the recent window cleaning. The issue has since been addressed.
6. A business operations dispute response issued to a tenant. The tenant subsequently submitted several proposed bylaw amendments. The Council is taking these under consideration.
7. A letter from a unit owner expressing concern relating to their townhouse driveway being occasionally blocked by moving trucks. The building staff has been advised of the owners concerns and will continue to monitor the area in question.
8. A tree pruning violation dispute response letter issued to a unit owner.
9. A Form K fine retraction letter issued to a unit owner.
10. A Form K dispute response letter issued to a unit owner.
11. A failure to provide proof of fire testing retraction letter issued to a unit owner.
12. Council meeting attendance invitation letters issued to six unit owners, and a notice of intended court action issued to one unit owner. The owners must advise of their intention to attend the meeting by September 4, 2019, following which further action will commence.

BYLAWS AND RULES VIOLATIONS

1. Expired Vehicle Insurance Bylaw Fine: Violation letters were sent to 11 unit owners. All owners except for two have provided proof of renewed insurance. The Strata Agent is in the process of issuing follow-up letters.
2. Visitor Parking Bylaw Fine: The Council reviewed and rejected a dispute letter from a commercial unit owner. The previously imposed fine will stay on the owners account.
3. Bicycle Transport Bylaw Fine: The Council reviewed and rejected a dispute letter from a unit owner. The previously imposed fine will stay on the owners account.
4. Fire Testing Bylaw Fine: A violation letter was sent to a unit owner. The Council approved the imposition of \$200.00 fines on a weekly basis until proof of fire testing is submitted.
5. Pet Waste Disposal Bylaw Fine: 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. Food Odour Bylaw Fine: A violation letter was sent to a commercial unit owner. The Council approved a fine of \$200.00.
7. Parkade Gate Rule Fine: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.

NEW BUSINESS

1. Elevator Advertising: The Council deferred the review of an in-elevator network screen proposal from Pattison One Stop till the next council meeting.
2. Level 2 & 3 Corridor Renovation and Lobby Upgrading: The Council reviewed the renovation budget proposal from Glory Carpet. A $\frac{3}{4}$ vote resolution will be proposed at the next Annual General Meeting.
3. Elevator Failures: The Strata Corporation continues to experience sporadic elevator failures. The Council is aware of the failures and is addressing them on a case by case basis.
4. Building Social Gathering: A community "Get Together" in the Strata party room has been organized by volunteers for Thursday, September 19 from 6:00pm to 9:00pm. All residents and owners are encouraged to attend. A notice will be issued shortly.
5. Canada Post – Parcel Box: The Council once again reviewed and rejected a proposal of installing a parcel box in the mailroom.
6. Telus Pure Fibre Event: The Council reviewed and rejected a request from Telus to host a promo event in the building lobby.
7. Water Leaks: The building continues to experience sporadic water leaks from pinholes and failed soldering joints on the water supply lines. Further discussion on the issue was deferred pending completion of the depreciation report.
8. Civil Resolution Tribunal (CRT) Claim – Parking Assignments: The Council was in receipt of a CRT claim filed by an owner against the Strata Corporation relating to their parking assignments. A Council member has volunteered to file a response.

9. Pets in the Lobby: A Council member requested that the Strata Rule No. 9 - Pets in Building be revisited. Due to time constraints, further discussion on the issue was deferred until the next Council meeting.

Termination

There being no further business, the meeting was terminated at 8:45pm. The next Council meeting has been scheduled for Wednesday, September 11, 2019 at 5:30 pm. The Annual General Meeting is scheduled for Wednesday, October 30, 2019.

Alex Korecki, Dip.ULE
Strata Agent

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