

# **MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460**

**Monday, August 23<sup>rd</sup>, 2021, at 5:30pm**

## **In Attendance**

Roman Piechocki                      President / Treasurer  
Peter van Diepen                      Vice President  
Lawrence Keenan  
Mark Deppel  
Irfaan Hafeez  
Renee Geraghty

Sonny Shergill, Strata Agent, West Coast Property Management LTD  
Daren Sello, Strata Agent, West Coast Property Management LTD

## **Regrets**

Mona Zarbafian

## **Call Meeting to Order**

Sonny Shergill, Strata Agent, calls the meeting to order at 5:32PM

## **Approval of Council Meeting Minutes Dated Wednesday, July 28, 2021**

It was **MOVED, SECONDED**, and unanimously **CARRIED** to approve the Strata Council Minutes of Wednesday, July 28, 2021, as previously circulated.

## **Review of Financial Information**

Financial Statement for July 2021 were not yet available.

## **CRT Claims - Status Report**

- A. Owner has agreed to make monthly payments for all outstanding arrears.
- B. Council is still awaiting a response from Clark Wilson LLP regarding a payment demand letter. The Strata Agent will send a payment demand letter to the owner as a reminder of their arrears.

## **Business Arising**

### **1. Elevator Deficiencies/ Elevator Modernization**

Richmond Elevator was onsite to repair a control board in elevator B. The Strata Agent is awaiting the report from Richmond Elevator. The doors operator's replacement project is nearing completion, some deficiencies including slow opening and closing of the doors remain to be addressed. The Strata Agent has reached out to Richmond Elevator to provide a report on this matter as well.

## 2. Waste Removal

Green For Life (GFL) contract for waste removal has begun as of August 16, 2021. Pick up days have been arranged with building managers.

## 4. Pinnacle (Developer) - Parking Rental

Two Council members met with developer representatives on Wednesday August 18, 2021 and presented them with the Strata Corporation's proposal for sharing the cost of parkade maintenance and operation. The Council is awaiting developer's response.

## 5. Swimming Pool Inspection

An Environmental Health Officer with Vancouver Coastal Health Authority recently completed swimming pool inspection at Classico. The reported deficiencies and recommendations were reviewed by the building staff and were forwarded to Bright Pools, the pool maintenance service provider. (See New Business item 5.)

## 6. Kitchen Sink Drainage Problem Level 20

The Council and property management are still awaiting a report from Montalbano Plumbing regarding this issue.

## 7. CCTV System Upgrade and Keyscan Access Control System Proposal

Council reviewed a proposal for upgrading the CCTV System and Keyscan Access Control System. It was decided to defer the discussion to the next meeting.

## 8. Window Seal Failure

Extreme Glass reported receiving the glass for a failed window seal at a 32<sup>nd</sup> floor unit. Installation date remains to be determined.

## 9. Janitorial Service - Supplies

As of September 1, 2021, janitorial supplies will be arranged by the building staff directly from West Coast Janitorial Supplies.

## 10. Pool Service - Bright Pools Contract

The service contract was extended as of September 1, 2021, to include weekends and holidays as building staff are not available.

## 11. Emergency Generator Load Bank Test

Finning Cat will be performing the emergency generator load bank test on Thursday, September 23, 2021.

## 12. Strata Bylaw amendments

The Council subcommittee completed several amendments to the bylaws. They remain to be reviewed and approved by the Council for the presentation for the owners' approval at AGM. The Strata Agent was requested to provide any suggestions of bylaws to be added to the current list.

## **Correspondence**

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

### **1. Hot water supply deficiency**

An owner on the 18<sup>th</sup> floor contacted the Strata Agent regarding intermittent hot water interruptions from multiple taps in their unit. The building manager was requested to bleed air from the hot water recirculation loop of the related section of the water supply system. If the deficiency persists, the owner has been requested to reported it to the Strata Agent again.

### **2. Water damage inspection**

The resident from a 9<sup>th</sup> floor unit requested an inspection of apparent water damage to the floor in their unit. Arranged by Strata Corporation, Avenue Restoration Company performed the inspection and reported that floor damage was deemed to not be from any interior water supply system or from the exterior water ingress. The building manager and a Council member also inspected the ceiling of the unit below and found no sign of any water leak from above.

### **3. Parking Lot Complaint**

A complaint from a 9<sup>th</sup> floor unit owner regarding parking proximity was reviewed. The owner was advised that as no bylaw infraction took place, no action will be taken by the Council.

## **Bylaws and Rules Violations**

### **1. Smoking Bylaw Violation**

A fine letter issued to an 18<sup>th</sup> floor unit owner was reviewed. The Council approved \$200 fine.

### **2. Visitor Parking Rule Violation**

A fine letter issued to a 30<sup>th</sup> floor unit owner was reviewed. The Council approved \$50 fine.

## **New Business**

### **1. Water Leak**

A townhouse owner reported a leak in their garage. Building manager removed drywall and inspected the leak but despite several water tests its source was not determined. As no other water leaks have been observed since the initial inspection, the owner was informed to repair drywall as per the Strata Policy - Repairing Damage Inside the Unit.

### **2. Stained Ceiling**

An owner on the 37<sup>th</sup> floor reported a water-stained ceiling. Building Manager inspected the ceiling, and no source of the leak was determined.

### **3. Exercise Room Equipment Upgrade**

The Council discussed a potential upgrade of some of the exercise equipment which was postponed due to closure of the exercise room by COVID-19 restrictions. Several quotes for the upgrades obtained at that time need to be updated. The Strata Agent was requested to provide new quotes.

#### 4. AGM Resolutions

The Council reviewed and approved two resolutions related to the building maintenance to be presented for the owners' approval at the Annual General Meeting planned for the end of October.

#### 5. Swimming Pool Inspection - Repairs of Deficiencies

Following report of swimming pool deficiencies by the Vancouver Coastal Health inspection, the Council approved a Bright Pools' quote for repairs in the amount of \$2,925.00 + taxes.

#### 6. Owners Maintenance Responsibilities

The Council reminds owners about their responsibilities for maintenance and repairs of the in-suite equipment (See related notice on the Classico website). Items such as air conditioning units are the owners' responsibility.

#### 7. Short Term Rentals

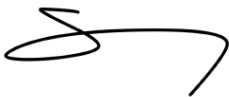
The Council reminds owners that short term rentals are prohibited in the Classico as per the Strata Corporation bylaws.

*R.4.9 A strata lot must not be used for short-term accommodation purposes, such as short-term rentals, bed-and-breakfast, lodging house, boarding house, hotel and hotel-like accommodation, home exchange, time share or vacation rental. Without limiting the generality of the foregoing, an owner, tenant or occupant must not enter a license for the use of all or part of strata lot. In the event of an infraction of R.4.9, the fines set out in R.2.3 (a) shall apply.*

*R.12.4 No residential strata lot or portion of the strata lot may be rented for less than three (3) months. In the event of an infraction of R.12.4, the fines set out in R.2.3 (b) may apply.*

#### **Termination of Meeting**

There being no further business, the meeting was terminated at 7:10pm. The next council meeting has been scheduled for 5:30pm, Wednesday, September 29, 2021.



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