

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, September 29, 2021, at 5:30 pm

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, called the meeting to order at 5:35PM

Approval of Council Meeting Minutes Dated Wednesday, August 23, 2021

It was **MOVED, SECONDED**, and unanimously **CARRIED** to approve the Strata Council Minutes of Wednesday, August 23, 2021, as previously circulated.

Review of Financial Information

1. Monthly Statements

The Treasurer reported on the Financial Statements for July & August 2021 before and at the meeting. It was **MOVED, SECONDED** and **CARRIED** to approve the Financial Statements.

2. Account Balances

The current balances for the month ending August 31st, 2021, in the appropriate funds are as follows:

- A. Total CRF: \$2,020,437.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$86,322.00

3. Arrears Report

As of June 30, 2021, total arrears were \$86,003.27. Most arrears were attributed to special levies/strata fee catchup payments, and fines.

4. CRT Claims - Status Report

- A. One owner has provided a cheque for a lump sum payment of their arrears. Monthly payments will continue until December for the remaining amount owed.
- B. The Council has instructed strata agent to send one owner a payment demand letter regarding their outstanding arrears.

5. Budget 2021/2022

The proposed 2021/2022 budget was approved by the Council, and it will be provided for the owners' approval at the October AGM. It calls for a 10% increase in the strata maintenance fees.

Business Arising

1. Elevator Deficiencies

Richmond Elevator has completed replacement of the door operators in all three elevators in the tower.

2. Pinnacle International (Developer) - Parking Rental

A draft agreement was being reviewed by the Council and negotiations are still underway.

3. Accurate Security - Elevator Phone Monitoring

Accurate Security completed reprogramming of the elevator phone monitoring.

4. Dry Fire Sprinkler System Flow Test and Replacement of Sprinkler Gauges

Elite Fire completed required by the code periodical maintenance of the fire sprinkler system on September 27, 2021

5. Carpet Cleaning

Maxima Property Services has been scheduled to perform carpet cleaning on Tuesday, October 12 & Wednesday, October 13. A notice to all residents will be sent before the cleaning commences.

6. Garbage Compactor Repairs

Green For Life (GFL), waste disposal contractor, attended the compactor's seal repairs on September 22, 2021.

7. Moving Procedures

The Council has amended Strata Rule No.6 - Moving Procedures. The amended rule was distributed to all owners and posted on site.

8. Swimming Pool Inspection - Recommendations & Repairs

The previously approved by the Council repairs remain to be scheduled by Bright Pools, the maintenance service provider.

9. Kitchen Sink Drainage - Unit on 20th floor

Following camera inspection and cleanout, including horizontal drain line offset leading to a unit on 19th floor, wherefrom considerable amount of hardened grease was removed, Montalbano Plumbing

recommended camera inspection of the offset in three months. The Council reminds all residents to refrain from disposing grease into the kitchen sink drain including garburator and recommends not using garburator at all.

10. CCTV System Upgrade and Keyscan Access Control System Proposals

The Council reviewed proposals for upgrading the CCTV System and Keyscan Access Control System. It was decided to defer the discussion until after the upcoming Annual General Meeting.

11. Window Seal Failure - Unit on 32nd floor

Extreme Glass informed that the glass broke during loading onto the delivery truck. They reordered the glass and advised the unit's resident.

12. Emergency Generator Load Bank Test

Finning Canada completed the emergency generator load bank test on September 23, 2021.

13. Exercise Room Equipment Upgrade

The Council reviewed a proposal for upgrading the exercise room equipment. It was decided to defer the discussion until after the upcoming Annual General Meeting.

14. Parkade Gas Monitoring System

Global Gas detection System Ltd completed maintenance and testing of the system on September 9, 2021.

15. Main Lobby Entry Carpet Runner

The Council has requested Strata Agent to obtain quotes for new lobby mat and carpet runner by the next council meeting.

Correspondence

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

1. Hot water issue

In response to the 18th floor resident's report, the Strata Agent requested them to monitor, record and report to management future hot water supply problems, including date, time, and specific water outlet location.

2. Garage Water Leak

The building manager inspected a townhouse unit garage for a suspected leak. As the source of water ingress remained undetermined, the owner was provided Strata Corporation policy - Responsibility for Repairing Damage Inside the Unit which states that the Strata Corporation is responsible for repairs to common property, and the owners are responsible for repairs to their units.

3. Confrontation in the Exercise Room

Following a confrontation between residents in the Classico's Exercise Room, the parties were advised by the building manager to direct their complaints and concerns to the property management. The Council posted a notice clarifying application of the Provincial Health Officer order related to restrictions while exercising.

4. Renovation Application

The Council approved an application for kitchen, flooring, bathroom, and powder room renovation from a townhouse unit subject to meeting strata bylaw requirements related to sound proofing of the underlay.

5. Flooring Renovation Application

The Council approved an application for a flooring replacement from a townhouse unit subject to meeting strata bylaw requirements related to sound proofing of the underlay.

6. Flooring Renovation Application

The Council approved an application for a flooring replacement from a 30th floor unit subject to meeting strata bylaw requirements related to sound proofing of the underlay.

7. Complaints Regarding Pigeons

A property manager representing a 32nd floor resident expressed their clients concerns regarding pigeons on the unit's balcony. The Council reviewed the correspondence and concluded that there is nothing the Strata can do to prevent birds from flying onto balconies.

8. Complaints Regarding Landscaping

A 36th floor owner expressed their dismay regarding the state of the building's landscaping. The Council reviewed the correspondence and will address the situation within the limits of the allocated budget.

9. Complaints Regarding Elevator Bookings

Two residents expressed concerns regarding the booking and use of elevators for move-in and move-out, and elevator maintenance. The Council decided to implement steps minimizing the inconveniences resulting from unavailability of elevators for regular residents' traffic by:

- Restricting the use of elevators for moving in and out to once a day
- Posting a notice informing of maintenance and moves a day before occurrence
- More rigorous monitoring of the moves by the building staff

Bylaws and Rules Violations

1. Uninsured Vehicle

The Council approved a \$200.00 bylaw violation fine to a 27th floor unit owner.

2. Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to a 22nd floor unit owner. The Council also rejected the owner's dispute.

3. Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to a 36th floor unit owner. The Council also rejected the owner's dispute.

4. Uninsured Vehicle

The Council approved a \$200.00 bylaw violation fine to a 24th floor unit owner.

5. Uninsured Vehicle

After review of the \$200.00 bylaw violation letter issued to a 6th floor unit owner and the owner's dispute letter, the Council decided not to impose a fine.

6. Uninsured Vehicle

After review of the \$200.00 bylaw violation letter issued to a 15th floor unit owner and the owner's dispute letter, the Council decided not to impose a fine.

7. Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to a 15th floor unit owner. The Council also rejected the owner's dispute.

8. Visitor Parking

The Council approved a \$200.00 bylaw violation fine to an 18th floor unit owner. The Council decided not to impose a \$50.00 violation fine for violation of the Strata rule.

9. Use of Property - Nuisance

The Council approved a \$200.00 bylaw violation fine to an 18th floor unit owner.

10. Visitor Parking

The Council approved a \$50.00 rule violation fine to a 30th floor unit owner.

11. Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to a 16th floor unit owner.

12. Rental - Form K

The Council approved a \$200.00 bylaw violation fine to a 16th floor unit owner.

13. Gate Violation

After review of the \$50.00 rule violation letter issued to a 27th floor unit owner and the owner's dispute letter, the Council decided not to impose a fine.

14. Short Term Rental

The Council reviewed a short-term rental bylaw violation letter issued to a 29th floor unit owner and decided to defer the decision to the next council meeting allowing for the regulatory period for the owners' response.

New Business

1. Water Leaks - 5th Floor Water Distribution System

Two separate water leaks on the 5th floor water distribution system were provisionally repaired by Malburg Pump & Boiler. The building staff is monitoring the area daily.

2. Isolation Valve - Cold Water Supply Line - Installation Proposal

Malburg Pump & Boiler in coordination with Montalbano Plumbing provided a report and quote for the installation of an isolation valve and drain on the main cold-water feed estimated approximately at \$20,000 including taxes. The Council approved the proposal which will be presented for the owners' approval by way of $\frac{3}{4}$ Vote Resolution at the upcoming Annual General Meeting.

3. Hot Water Supply Line Leak - 32nd Floor

On September 4th, 2021, Malburg Pump & Boiler repaired a pinhole leak on the hot water supply line. Cornel Berceanu, former building manager attended the drywall repairs.

4. Strata Insurance Policy - Review

The Council briefly discussed items related to the current strata insurance policy. It was recognized that the insurance market is still volatile and all strata corporations in and around the lower mainland are being faced with increases in the insurance premiums along with higher deductibles. The Council decided to budget for the insurance premium in the same amount as last year. The

property management will approach insurance providers within two months prior to the strata policy expiry on December 31, 2021.

5. Annual General Meeting (AGM) Preparation

The Council reviewed the agenda of the Annual General Meeting and decided to hold the meeting at the Classico's Party Room on Wednesday, October 27th, 2021, at 5:30 PM.

Termination of Meeting

There being no further business, the meeting was terminated at 8:16 PM. The next meeting will be the Annual General Meeting. It has been scheduled for 5:30 PM, Wednesday, October 27th, 2021.



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