

# MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, September 26, 2018 at 5:30 pm

**PRESENT:** Roman Piechocki President /Treasurer  
Peter van Diepen Vice President (**5:30pm-8:00pm**)  
Mark Deppel  
Lawrence Keenan  
Irfaan Hafeez

**REGRETS:** Ken Sopko  
Mike Jobani (Commercial)

**STRATA AGENT:** Alex Korecki, Strata Agent, Korecki Real Estate Services Inc.  
Steven Martins, Strata Agent Assistant, Korecki Real Estate Services Inc.

## **CALL TO ORDER:**

The meeting was called to order at 5:35 pm.

## **COUNCIL HEARING**

Two owners attended the meeting independently to dispute imposed fines relating to garbage disposal, and short-term rentals. Further information on the issues can be found under Bylaws and Rules Violations, items 11 and 9.

## **MINUTES**

It was **MOVED / SECONDED** and **CARRIED** to approve the August 15, 2018 council meeting minutes as distributed.

## **FINANCIAL REPORT**

1. Monthly Statement: It was **MOVED/SECONDED** and **CARRIED** to approve the financial statements for the 11<sup>th</sup> month ending July 31, 2018.

2. Account Balances: The current balances for the 11<sup>th</sup> month ending July 31, 2018 in the appropriate funds reported by the Coast Capital Savings Credit Union are as follows.

Operating Cash	\$179,980.00
Contingency Reserve Fund	\$1,458,442.00

3. Arrears Report: As of September 21, 2018, total arrears for the strata corporation were \$75,070.77. Owners are reminded that Korecki Real Estate Services was not able to assume Pre-Authorized payments plans setup with Pacific Quorum. If you have not received a welcome package, outlining the payment procedures you must contact Korecki Real Estate Services. Any owner in areas of 90 days or more will have a lien filed against their unit which may affect your ability to vote at AGM.

4. Canada Revenue Agency (CRA) Payroll Fine: The previously reported \$798.12 CRA fine has been sourced to an outstanding 2015 employee payroll remittance. A record request has been submitted to CRA following which the next course of action will be determined.

5. Budget & AGM Planning: The Council is finalizing the proposed operating budget for the 2018/2019 fiscal period. The Council is proposing a 3% increase in strata maintenance fee which is subject to approval by the owners at the upcoming Annual General Meeting.

The Council approved the implementation of the following resolutions at the next Annual General Meeting:

- Depreciation Report - \$16,000.00 (Joint Strata),
- Roof Top Planters Renovation - \$130,000.00 (Joint Strata),
- Washing Machine Drain Raisers Cleaning - \$52,000.00 (Residential),
- Three bylaw amendments addressing owner responsibilities for maintenance, damages and insurance, and one bylaw amending unit entry permit.

6. Financial Audit: Because of the recent management transition and timeline constraints, the Council decided to defer the financial audit until the next fiscal period.

### **BUSINESS ARISING**

1. Water Damage - Chargeback: An insurance deductible has been received from Wawanesa Insurance in the amount of \$15,000.00 associated with a 16<sup>th</sup> floor unit's failed ice maker supply line. The Council agreed to close the Civil Resolution Tribunal claim.
2. Fines & Arrears – Civil Resolution Tribunal (CRT): A CRT claim was previously filed against a unit owner associated with \$1,850.00 in outstanding bylaw fines. The Council has since delivered the Dispute Notice to the owners registered address. The dispute proceedings are expected to commence shortly.
3. Tower Lobby Renovations: Rodrozen Designs was issued the final payment for the tower lobby renovation project, less a \$4,060.95 holdback. The holdback was retained to account for driveway staining, and part of the elevator shaft dust contamination.

Richmond Elevator has been authorized to proceed with elevator shaft dust cleaning at a cost not exceeding \$5,700.00 (plus tax). This is also expected to address some of the ongoing elevator failures.

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

4. Building Exterior Painting: In between meetings, the Council approved a quote from RooFix in the amount of \$4,577.00 (plus tax) to install additional flashings along some section of the roof line. The work is being scheduled.

A quote from Unitus Painting Ltd. to paint an overhang at level 38 is still pending.

5. Planter Drain & Irrigation: The Council approved a quote from Craine Projects to install six magnolia trees in the recently repaired planters on the townhouse roof and 2<sup>nd</sup> level terrace.
6. Roof & Patio Membrane: In 2016 CCI Group Engineering conducted a roof and patio membrane review. Interim repair quotes, recommended in the inspection report are still pending.

7. Washing Machine Drain Raiser: Glory Carpet and Tile has completed all outstanding drywall repairs in four units on floors 15, 12, 7, and 6.
8. Dryer Vents & Windows Cleaning: Pacific Heights has completed the windows and dryer vents cleaning deficiencies. Concern was expressed relating to their service quality. The Council may consider retaining a different service provider next year.
9. Swimming Pool: As the original pool consultants, Rockingham Pool were unable to assist with automating the pool disinfection system, Flow Consulting has been retained to conduct a feasibility study for changing the pool disinfectant system at the cost of \$2,000.00 (plus tax).
10. Window Repair: Accurate Glass has completed the replacement of a spontaneously burst window pane in a 33<sup>rd</sup> floor unit at the cost of \$1,924.65 (tax incl.). The Agent is in the process of filing an insurance claim.
11. Glass Awning: Accurate Glass has completed the replacement of a cracked glass awning above a commercial section unit at the cost of \$1,408.05. The Agent is in the process of filing an insurance claim.
12. Elevator Failure: A complaint has been submitted with Richmond Elevator relating to ongoing elevator failures. It is hoped that the upcoming elevator shaft dust cleaning will resolve some of these ongoing issues.
13. Emergency Generator: An annual generator testing quote from Finning Cat is still pending.
14. Parkade Gas Monitoring System Testing: Global Gas Detection Inc. is in the process of scheduling the annual testing at the cost of \$1,105.00 (plus tax).
15. Exercise Room Equipment: Top Surface Upholstery completed the replacement of all damaged upholstery of seats and back pads at the cost of \$884.76 (tax incl.).

#### **BYLAWS AND RULES VIOLATIONS**

1. Parkade Gate Rule Violation  
Violation letters were sent to six owners. As this was their first infraction, the Council decided not to impose fines.
2. Parkade Gate Rule Violation  
A violation letter was sent to one owner. As this was a repeated violation, the Council decided to impose a \$50.00 fine.
3. Use of Property - Noise Bylaw Violation  
A violation letter was sent to one owner. The Council reviewed the dispute letter from the owner and, considering that it was their first infraction, the Council decided not to impose a fine.
4. Use of Property - Noise Bylaw Violation  
A violation letter was sent to one owner. As this was a repeated violation, the Council decided to impose a \$200.00 fine.
5. Use of Property - Bylaw Violation  
A violation letter was issued to an owner for overflowing water from their balcony onto another unit patio. The Council decided to impose a \$200.00 fine for it.

6. Use of Property - Bylaw and Rule Violations  
A violation letter was issued to an owner for using common area electricity to charge their motorcycle for a prolonged period of time without permission, and stretching a charging cable across the driveway in the parkade affecting safety of other residents. The Council decided to impose a fine in the aggregate amount of \$200.00.
7. Bicycles - Bylaw Violation  
A violation letter was issued to an owner for transporting their bicycle through the lobby. The Council decided to impose a \$200.00 fine for it.
8. Visitors Parking - Rule Violation  
A violation letter was issued to an owner for repeated parking of their vehicle in the Visitors Parkade. Following the review of the owner's dispute letter and considering that prior warnings have been issued, the Council decided to impose a \$50.00 fine.
9. Rental - Bylaw violation  
A violation letter was issued to an owner for a short term rental activity. Following the review of the owner's dispute letter, their presentation at the Council Hearing and considering that several tenancies in the unit occurred without submitting Form K, the Council decided to impose a \$200.00 fine.
10. Rental - Bylaw violation  
A violation letter was issued to an owner for a short term rental activity. As this was a repeated violation, the Council decided to impose a \$200.00 fine.
11. Garbage - Bylaw violation  
Following the review of the owner's dispute letter, their presentation at the Council Hearing and considering the detailed evidence of the violation, the Council decided not to reverse the previously imposed \$200.00 fine.

### **CORRESPONDENCE**

1. Flooring Replacement  
The Council approved applications from four owners.
2. Flooring Installation Dispute  
The Council responded to an owner regarding their flooring installation in 2011 indicating inconsistencies in their dispute.
3. Kitchen Renovation  
The Council approved application from an owner for kitchen renovation.
4. Non-emergency Call-out  
The Council approved a \$45.00 chargeback to an owner for calling out the building staff at night for a non-emergency issue.
5. Pool Usage  
The Council responded to an owner with details of their pool usage infraction.
6. Use of Property Complaint  
The Council responded to an owner's complaint regarding eggs being thrown down on their patio. As the source of it could not be ascertained, no action was taken.
7. Parking Stall Reassignment Dispute  
The Council responded to an owner to their parking reassignment dispute.

8. Electrical Vehicle (EV) Charging Station  
The Council reviewed a request from an owner to install EV charging station in the parkade. The Council is open to the concept in principal, subject to the installation being revenue neutral, and the owner providing details of how the charging expenses will be tracked.
9. Noise Complaint  
The Council responded to an owner advising of the importance of obtaining the third party verification by contacting building staff and the non-emergency line of Vancouver Police Department.

### **NEW BUSINESS**

1. Waste Management Contracts: Following change in property management service provider, the Waste Management revised their contracts for the waste and organics disposal. The Council reviewed them and directed the Agent to clarify the fuel surcharges and contracts' termination period.
2. Landscaping Service: Concerns were expressed relating to the general quality of service, including the leaves cleanup and associated noise generated by the leaves blower. The Agent is in the process of following with Hoe! Hoe! Hoe! Garden Services, and addressing it with the building staff to augment the leaves cleaning service during the fall period.
3. Commercial Section Recycling Service: A request from the Commercial Section for keeping commercial recycling bin(s) inside the Visitors Parkade was not accepted by the Council due to conflicting service of their removal and potential for disposal infractions. Residential recycling is contracted by the City of Vancouver; commercial recycling is serviced by independent contractors.

### **Termination**

There being no further business, the meeting was terminated at 9:00pm. The next meeting has been scheduled for Wednesday, October 10, 2018 at 5:30 pm in the meeting room at 1328 W. Pender St, Vancouver.

### **Annual General Meeting – Wednesday, November 14, 2018**

#### **Alex Korecki, Dip.ULE**

Strata Agent

#### **Korecki Real Estate Services Inc.**

"Service Without Compromise"

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