

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, September 11, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez
Lawrence Keenan
Mark Deppel
Mona Zarbafian
Mike Jobani (Commercial) **5:30pm to 6:10pm**

COUNCIL HEARING: Unit #1906 **6:10pm to 6:30pm**

STRATA AGENT: Alex Korecki, Korecki Real Estate Services Inc.

CALL TO ORDER:

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

COUNCIL HEARING (6:10pm to 6:30pm)

The owner of the above-mentioned unit attended the meeting to dispute various outstanding fine and charges imposed against their unit. Further information on the issues can be located under Correspondence, Item 1.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the August 28, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: As the Financial Statements for August 31, 2019 were not yet finalized, the Council decided to defer their approval until after they are completed.

(At the time of finalizing these minutes, the Council approved electronically the Financial Statements for the 12 months ending August 31, 2019 as presented.)

2. Account Balances: Based on the bank statements, the current balances for the 12 months ending August 31, 2019 in the appropriate funds are as follows.

- Total Operating Cash \$108,096.00
- Total CRF Cash \$1,674,460.00 (includes prepaid strata insurance)

3. Arrears Report: As of September 8, 2019, total arrears for the Strata Corporation were \$23,007.03. A lien warning letter was issued to a unit owner in significant strata maintenance fee arrears. Fines 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 previously reviewed a draft of the proposed operating budget. Its final approval is in progress.

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: The Council approved a quote from Imperial Paddock Pool to convert the pool spa disinfectant system to non-stabilized chlorine at the cost of \$2,560.00 (plus tax).
2. Depreciation Report: A revised draft of the depreciation report is still pending. The Council is interacting with NLD Consulting Reserve Fund Advisors.
3. Jervis St. Landscaping: The Council reviewed an artificial turf installation proposal at the intersection of Jervis and Melville streets. Due to a project's high costs, the Council decided not to proceed with it.
4. Flood - Water Pressure Testing: A letter has been issued to Malburg Pump & Boiler Ltd., demanding payment of all costs associated with a fifteenth-floor misconnected supply line flood totalling \$16,922.98.
5. 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.

6. Onyx Plates: The Council reviewed and rejected a proposal to fund the upgrade of the meeting room utilizing the plates. Owners interested in purchasing the leftover lobby renovation onyx plates are requested to contact Property Management at info@korecki.ca.
7. Bylaw Amendments: The Council reviewed the following draft bylaws: Move-In Fee Increase, Short Term Rental Violations and Smoke Free Building. The $\frac{3}{4}$ Vote resolutions will be presented for the owners' approval at the next Annual General Meeting.
8. Exercise Equipment: A Council member is in the process of arranging for refurbishment of a stationary bicycle and replacing a cross trainer machine with a refurbished elliptical machine at a cost not exceeding \$3,500.00 (tax incl.).
9. Swimming Pool: The pool water testing contract with Imperial Paddock Pool has been terminated effective September 30, 2019. The daily pool water testing by the building staff will continue.
10. Roof & Patio Membranes: The review of the interim roof and patio membrane repair quote from Vancouver Injection & Waterproofing was deferred pending completion of the depreciation report.
11. In-suite Flood Detectors: The Strata 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.
12. 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 has been distributed and posted in the building.

13. Civil Resolution Tribunal (CRT) Claim – Parking Assignments: A council member is in the process of filing a response relating to a CRT parking assignment dispute filed by an owner.
14. Pets in the Building: A Council member is in the process of drafting a proposed amendment to Strata Rule No. 9 – Pets.

CORRESPONDENCE

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

1. Letters issued to six separate unit owners inviting them to the council meeting to discuss their outstanding fines, following which collections proceedings might be initiated via the Civil Resolution Tribunal (CRT).

One owner attended the meeting. The owner alleged that \$400.00 of \$800.00 in arrears has been paid. They further agreed to pay an additional \$200.00. The Strata Agent was directed to investigate their account and, if required, provide the owner with an additional 30 days to pay the outstanding amount in full.

2. A letter issued to a unit owner advising them that they failed to comply with a CRT order, and of the Council's intentions to file a contempt of court application. As the owner failed to respond to it, the Strata Agent was directed to retain a lawyer and file the application.
3. Vehicle storage insurance dispute response letters issued to five separate unit owners.
4. A parking rule violation dispute response letter issued to a commercial unit owner.
5. A bicycle transport violation dispute response letter issued a unit owner.
6. A pet waste disposal violation letter issued to a unit owner.

BYLAWS AND RULES VIOLATIONS

1. Swimming Pool Rule Violation: Violation letters were sent to two separate unit owners, and a dispute was received from one unit owner. Following review of relevant circumstances, the Council decided to impose a fine of \$50.00 against one unit owner.
2. Form K Bylaw Violation: A violation letter was sent to a unit owner. The Council approved the imposition of a \$200.00 fine.
3. Pet Bylaw Violation: A violation letter was sent to a unit owner. A dispute letter was also received from the owner. Following review of the circumstances, the Council decided not to impose a fine.
4. Parkade Gate Rule Violation: A violation letter was sent to a unit owner. The Council approved a fine of \$50.00.
5. Outstanding Balance: A dispute letter was reviewed from an owner requesting a hearing to discuss prior outstanding fines on their account. As the owner was provided several prior hearing opportunities and failed to attend the council meeting, the dispute request was rejected. The fees are now due and payable in full.
6. Violations Deferred: Due to the timing of the following violation letters, their review was deferred until the next council meeting:
 - Two expired vehicle insurance violation
 - Balcony overflow violation
 - Parkade gate rule violation

NEW BUSINESS

1. Waste Disposal Contract: An approval of the revised contract from Waste Management was deferred pending review of the current contractual terms.
2. Parkade Gas Monitoring System Testing: An annual system's testing and repairs were conducted by Global Gas Detection at the cost of \$1,105.00 (plus tax).
3. Landscaping & Tree Pruning Guidelines: The Council reinstated the policy that the landscaping maintenance, including tree pruning in all common areas should be attended only by the landscaper. To formalize general landscaping procedures, the Council developed a relevant Strata rule which is attached to these minutes.
4. Pet Registry Bylaw Requirement: A Council member is working on reinstatement and updating of the building pet registry.
5. Break-in: The sushi restaurant experienced a break-in on the morning of Sunday, September 8. The police attended the incident and the City crew secured the broken window. Its replacement will be covered by the strata corporation's insurance policy.
6. Pool Rule Amendment: The Council decided to amend the pool usage rules, requiring residents to shower in the pool change room prior to using the pool facilities. The amended rule is attached to these minutes.

Termination

There being no further business, the meeting was terminated at 8:10pm.
The next Council meeting has been scheduled for Wednesday, October 23, 2019 at 5:30 pm.

The Annual General Meeting has been scheduled as follows:

Commercial Section: Wednesday, October 30, 2019	- 4:30pm, Registration at 4:15pm.
Residential Section: Wednesday, October 30, 2019	- 6:00pm, Registration at 5:30pm.
Strata Corporation: Wednesday, October 30, 2019	- 6:00pm, Registration at 5:30pm.

Alex Korecki, Dip.ULE
Strata Agent



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STRATA RULES AMENDMENTS

Rule No. 3: FITNESS CENTRE

SWIMMING POOL, HOT TUB AND SAUNA

1. A cleansing shower in the swimming pool change room is mandatory before entering the swimming pool, hot tub or sauna.

Amended from:

1. A cleansing shower using warm water and soap is mandatory before entering the swimming pool, hot tub or sauna.

New Rule

Rule No. 18 - LANDSCAPING

The following limited common property locations require landscape maintenance. Hedging, trimming, pruning and planting of trees, shrubs and plants by residents are not permitted. Residents' and landscape contractor's responsibilities are governed as stated below:

Level 5 terrace - Garden

Level 2 terrace - Planters along townhouses 1 – 5

Back lane - Planters along townhouses 1 – 5

Jervis Street - Planters along townhouses 6 - 10

Responsibility and arrangements:

To be attended by the landscaping contractor as required within the contractual scope of service. Contractor's access to Level 5 terrace to be arranged with the building manager. Any extra services should be requested through the strata agent and approved by the strata council.

Level 3 - Roof planters above townhouses 1 – 5

Responsibility and arrangements:

Residents of respective townhouses are responsible for watering trees and plants. (There is no irrigation in these locations.) Any replacement of plants in roof planters should be requested through the strata agent and approved by the strata council.