

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, September 28, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Peter van Diepen - Vice President
Lawrence Keenan
Mark Deppel
Irfaan Hafeez - From 6:52 pm
Sonny Shergill, Strata Agent

Regrets

Renee Geraghty

Call Meeting to Order

Sonny Shergill, Strata Agent called the meeting to order at 5:32 pm

Approval of Council Meeting Minutes of Wednesday, August 31, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, August 31, 2022, as previously circulated.

Review of Financial Information

1. Monthly Statements

The financial statements for July & August 2022 are still under review and will be presented for the Council approval at the next Council meeting.

2. Account Balances

The current balances based on bank statements for the month ending August 1, 2022, in the appropriate funds are as follows:

- A. Total CRF: \$2,306,172.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$113,293.00

3. Arrears Report

As of September 22, 2022, total arrears were \$49,560.37. The owners with excessive outstanding amounts due have been liened or are in the process of being liened. The Council once again instructed the Strata Agent to apply fines for the overdue payments of the Strata maintenance fees in line with the Strata Corporation bylaw:

R.2.2 All strata fees are due and payable no later than the first business day of each calendar month. Fees received later than the appointed time will be subject to a fine of \$50 per month for each and every month that payment is late to be levied by the strata management company.

4. PST Refund from Ministry of Finance for gas charged by Fortis

The Strata Agent confirmed reapplication for the refund.

Business Arising

1. Isolation Valve (Cold Water Supply Line - Installation Proposal)

Awaiting scheduling for the overnight service work by Flow-Safe Plumbing.

2. Re-piping Project

The Strata Agent has requested offers from multiple consultants to review the building's water supply system. Two consulting companies have replied and will be providing proposals shortly.

3. Tree Trimming West Pender Street

Kodiak Tree services completed the service on Thursday September 22, 2022.

4. Electric vehicles (EV) batteries charging using strata's power supply

Two electrical consultants have been instructed to contact Building Manager to schedule building inspection in preparation for assessment of feasibility of installing charging stations.

5. Triennial Electrical Vault Maintenance & Testing

The first shutdown has been scheduled for Friday, October 7 overnight. The second shutdown is awaiting scheduling.

6. 37th Floor Unit Leak

The source of the leak is still being investigated. The Council and residents will monitor the leak.

7. Kitchen Sink Backup in a unit on 33rd floor

Following kitchen sink backup and cleaning of the drain in a unit on 33rd floor on September 12 and 26, 2022, the Council is awaiting requested schedule of camera inspection and report from Montalbano Plumbing.

8. Meeting with Landscaping Company

The Council President met with the landscaping contractor to review and update the next fiscal year contract and to clarify latest invoices.

9. Swimming Pool Ceiling Leak

The exact source of the leak remains to be investigated.

10. Substructure Repairs

Vancouver Injection & Waterproofing have started the repairs in the parkade. Repairs are ongoing.

11. Parkade Gas Monitoring System

The annual inspection was completed by Global Gas Detection on September 7, 2022.

12. Flood Detectors

The Strata Agent has received the detectors and will provide them to the Building Manager for distribution.

Correspondence

The Strata Agent reported receiving the following correspondence:

1. Parkade Cleanliness

A concerned 36th floor unit owner reported a complaint about the cleanliness of the garage floor. The parkade floor is washed every 3 months. A wash of the floor will be arranged.

2. Fire Alarm - Missing Speaker

It was determined that a fire panel alarm was caused by a missing speaker in a 20th floor unit. The Council member and Elite Fire inspected the unit, found that one of the speakers was missing. The speaker was not found inside the unit being under renovation. To eliminate the alarm, the missing speaker was bypassed on the Strata fire panel. The owners' account will be charged for this service. Elite Fire will reinstall the missing speaker later.

3. Drywall Repairs

A 5th floor unit owner was requesting drywall repairs following a recent plumbing emergency service arranged by the Strata corporation. Strata Agent will be arranging multiple outstanding drywall repairs in the building.

4. Unit's Entry Door Painting

An 18th floor unit owner has requested to have their entry doorframe repainted. The doorframe was inspected, and it was determined that scratches on the doorframe were caused by moving of belongings or furniture. The owner is responsible for repainting of the doorframe at their cost.

5. Pipe Noises

A 16th floor unit resident informed management that there was constant pipe noise heard from behind the wall. The Building Manager inspected the unit, and the results were inconclusive.

6. Noise Complaint

A 23rd floor unit owner complained that a neighboring unit was causing a disturbance during early morning hours. The owner was informed to contact the Building Manager during the noise to confirm the disturbance. The owners were also reminded that on Sunday nights/Monday mornings the building security guard is not on site, and the Strata phone number is forwarded to the Property Management emergency response. The Property Management company provides 24-hour emergency line service. If owners feel so inclined, they may also contact the VPD to report the disturbance.

Bylaws and Rules Violations

1. Bylaw Violation - Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to an 8th floor unit owner.

2. Bylaw Violation - Form K

The Council approved a \$200.00 bylaw violation fine to a 17th floor unit owner.

3. Bylaw Violation - Form K

The Council approved a \$200.00 bylaw violation fine to a 17th floor unit owner.

4. Rule Violation - Recycling

The Council approved a \$50.00 rule violation fine to a 35th floor unit owner.

5. Bylaw Violation - Use of Property - Water dumped on balcony below

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

6. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 12th floor unit owner.

7. Bylaw & Rule Violation - Bicycles, Storage and Parking, Recycling

The Council approved a \$200.00 bylaw violation fine & a \$50.00 rule violation fine to a 15th floor unit owner.

8. Bylaw Violation - Form K

The Council approved a \$200.00 bylaw violation fine to an 11th floor unit owner.

9. Bylaw Violation - Form K

The Council approved a \$200.00 bylaw violation fine to a 20th floor unit owner.

10. Bylaw Violation - Use of Property - Storing belongings in common area corridor

The Council approved a \$200.00 bylaw violation fine to a 37th floor unit owner.

11. Bylaw Violation - Form K

The Council approved a \$200.00 bylaw violation fine to a 30th floor unit owner.

12. Rule Violation - Recycling

The Council approved a \$50.00 rule violation fine to a 37th floor unit owner.

13. Bylaw Violation - Form K

The Council approved a \$200.00 bylaw violation fine to an 8th floor unit owner.

New Business

1. Toilet Drains Cleaning

Multiple drains located in the unit on 5th floor, pool change rooms, women's toilet, men's toilet, and urinal were cleaned by Montalbano Plumbing on September 7, 2022

2. Door Glass Shattered (Axis Hair Salon)

A quote from Anglo Glass has been received. The Strata Agent is awaiting another quote from Extreme Glass.

3. Boiler Leak - Level 2

A boiler on level 2 was found leaking. In the absence of the Strata mechanical contractor who was on vacation, the Council President contacted RAM Mechanical, Chapman Burner, and Viessmann Manufacturing. RAM Mechanical attended repairs on September 27, 2022.

4. AGM Discussion

The Council and the Strata Agent briefly discussed items for the upcoming AGM scheduled for Wednesday October 26, 2022.

Termination of Meeting

There being no further business, the meeting was terminated at 7:03pm.

The next council meeting has been scheduled for: **Wednesday, November 30, 2022 @ 5:30PM** in the Meeting Room.



Sonny Shergill, Strata Agent
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