

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, October 10, 2018 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President (5:40pm – 6:30pm)
Ken Sopko
Mark Deppel
Lawrence Keenan

REGRETS: Irfaan Hafeez
Mike Jobani (Commercial)

STRATA AGENT: Alex Korecki, 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 5:40 pm.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the September 26, 2018 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statement: It was **MOVED / SECONDED** and **CARRIED** to approve the financial statements for the 12th month ending August 31, 2018.
2. Account Balances: The current balances for the 12th month ending August 31, 2018 in the appropriate funds are as follows.
 - Total Operating Cash \$131,319.00
 - Total CRF Cash \$1,391,961.00
3. Arrears Report: As of October 5, 2018, total arrears for the Strata Corporation were \$86,524.68. Lien warning letters have been issued against all owners in arrears of 90 days or more.
4. CRA Payroll Fine: The previously reported \$798.12 CRA fine has been sourced to an outstanding 2015 employee payroll remittance. The Strata Agent requested CRA to provide related records following which the next course of action will be determined.
5. Budgets & AGM Planning: The Council is finalizing the proposed operating budgets 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.

BUSINESS ARISING

1. Fines & Arrears – Civil Resolution Tribunal (CRT): A Default Order has been received from the CRT, awarding the Strata Corporation \$2,350.00 for outstanding bylaws and rules fines issued against an owner, including fees and dispute related expenses. The CRT decision can be appealed to the Supreme Court of B.C.

The Council reviewed a dispute letter from the unit's tenant relating to various fines. As all infractions were previously verified, a decision was made not to reverse the fines.

2. Tower Lobby Renovations: Rodrozen Designs has not relocated a blocked lobby sprinkler head in accordance with their deficiency resolution agreement. The Strata Agent is following up with Rodrozen Designs.

Richmond Elevator is scheduling the elevator shafts dust contamination cleaning at a cost of \$5,700.00 (plus tax).

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

3. Building Exterior Painting: RooFix is scheduling installation of additional flashings along some section of the roof line. A quote from Unitus Painting Ltd. to paint an overhang at level 38 is still pending.
4. Planter Drain & Irrigation: Craine Projects is scheduling placement of six magnolia trees in the recently repaired planters on the townhouse roof and 2nd level terrace at the cost of \$2,029.02 (tax incl.).
5. 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.
6. Swimming Pool: Flow Consulting is conducting a feasibility study to change the pool disinfectant system at the cost of \$2,000.00 (plus tax).
7. Glass Claims: The Agent is preparing insurance claims relating to three separate glass replacements: main entry door damaged by a resident; burst windowpane in a 33rd floor unit; and a cracked commercial unit glass awning.
8. Emergency Generator: The Council reviewed an annual generator testing quote from Finning Cat; its approval was deferred pending clarification of the terms.
9. Parkade Gas Monitoring System Testing: Global Gas Detection Inc. has completed the annual testing at the cost of \$1,105.00 (plus tax).
10. 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 Strata Agent to clarify the fuel surcharges and contracts' termination period.

BYLAW AND RULES VIOLATIONS

1. 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.
2. Dog Urination - Bylaw violation: A violation letter was issued to an owner associated with allowing their dog to urinate on common property. Following the review of the owner's dispute letter, the Council decided to impose a \$200.00 fine.
3. Parking Usage – Bylaw violation: A violation letter was issued to an owner for parking in a stall not assigned to their unit. As this was a repeated violation, the Council decided to impose a \$200.00 fine.

CORRESPONDENCE

1. Business Operation: The Council reviewed a request for approval of business operation in a Commercial Section unit. Because it appears to have considerable impact on the remaining commercial units, it was forwarded for the review to the Commercial Section Executive.
2. Pigeon Infestation: The Council reviewed a letter from an owner expressing concern about pigeon excrement on their patio. It was noted that owners are responsible for cleaning their own patio.

NEW BUSINESS

1. Surveillance Camera Recorder: The Council approved a quote from Westcoast Communications to replace the faulty DVR with a new 16 channel mode recorder at the cost of \$950.00 (plus tax).
2. Telus Line Charges: To reduce cost, the Council instructed the Strata Agent to disable the Telus enterphone line callback function. Also, the building staff will be directed to contact several residents to change their enterphone long distance call number to a local number.
3. Kitchen Sink Raisers: The Council instructed the Strata Agent to obtain quotes for the annual kitchen sink raisers cleaning.
4. Electrical Vault Cleaning: The Council instructed the Strata Agent to obtain quotes for the triennial electrical vault cleaning.
5. Sump Pump & Catch Basins Cleaning: The Council instructed the Strata Agent to obtain quotes for biennial sump pump and catch basins cleaning.
6. Strata Insurance Renewal: The Council instructed the Strata Agent to obtain quotes for the Strata Corporation insurance which expires on December 31, 2018.
7. Strata Management Agreement: The Council and the Strata Agent reviewed and approved various amendments to the Strata Management Agreement.
8. Prospective Filming: The Council was made aware of prospective filming in the back lane. The Strata Agent is negotiating a compensation package for the Strata Corporation.

Termination

There being no further business, the meeting was terminated at 8:35pm. The next meeting will be an Annual General Meeting scheduled for Wednesday, November 14, 2018 at 5:30pm in the Party Room at 1328 West Pender St, Vancouver, B.C.

The next Council meetings are scheduled as follows:

- Wednesday, December 5, 2018 at 5:30pm
- Wednesday, January 16, 2018 at 5:30pm

Alex Korecki, Dip.ULE

Strata Agent

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"Service Without Compromise"

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