

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, November 25, 2020 at 5:30 pm

PRESENT:

Roman Piechocki	President / Treasurer
Peter van Diepen	Vice President
Irfaan Hafeez	
Lawrence Keenan	
Mark Deppel	
Mona Zarbafian	Via phone
Renee Geragthy	(Commercial Rep) via phone - 5:30pm to 5:50pm

STRATA AGENT: Alex Korecki

CALL TO ORDER:

The meeting was called to order at 5:30pm

ELECTION OF THE COUNCIL OFFICERS

It was **MOVED/SECONDED** and **CARRIED** to elect the following officers:

Roman Piechocki	President/Treasurer
Peter van Diepen	Vice President

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the September 30, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for September and October 2020 before and at the meeting. It was **MOVED/SECONDED** and **CARRIED** to approve the Financial Statements for September and October 2020.
2. **Account Balances:** The current balances for the month ending October 30, 2020 in the appropriate funds are as follows:
 - Total CRF: \$1,820,974.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$138,905.00
3. **Arrears Report:** As of November 25, 2020, total arrears were \$130,064.93. The drastic increase in arrears was attributed to Special Levy and Strata Catch-up fees that are due to be paid on December 1, 2020.

The Council previously initiated claims at the Civil Resolution Tribunal (CRT) against several owners. The status of claims is as follows:

- a. One Unit – Wage garnish order approved by BC Supreme Court, collection via owners' bank in progress.
- b. One Unit – CRT Default Order Received, further collections discussion was deferred pending resolution of item 3, c.
- c. One Unit – CRT Default Order Received and collection proceedings initiated via Hamilton and Co. As a sign of good faith, the Agent was directed to reverse all Form K fines on the owners account, up to the value of the CRT judgements, \$3,900.00.

- d. One Unit – CRT Claim closed following a \$1,000.00 settlement being paid by the owner.
- e. One Commercial Unit – CRT Claim filed, approval of default judgement pending from CRT.
- f. Additional CRT Claims are due to be filed but have been deferred until the next council meeting.

BUSINESS ARISING

- 1. Insurance Loss Prevention: Twenty-one (21) owners have failed to respond to the fire sprinkler cage and washing machine hose audits. Further discussion on the installation of 20 sprinkler cages in common areas and some residential units was deferred until the next council meeting.
- 2. Windows Cleaning: Pacific Heights has completed the windows cleaning.
- 3. Building Amenities: The Council decided to maintain maximum four (4) residents' occupancy for the party room, and not to reopen the exercise room and the guest suite. The swimming pool remains open, hot tub and sauna remain closed. Further reassessments of this decision will be based on current Health Canada and BCCDC guidelines and reported in the minutes as required.
- 4. Insurance Renewal: The Strata Agent is in the process of working with HUB Coastal, BFL Canada and CMW Insurance to secure insurance renewal quotes.
- 5. Elevator Upgrade Recommendations: As approved at the Annual General Meeting, the Strata Agent is in the process of sourcing Elevator C controller replacement quotes. Further discussion on the issue was deferred to the next council meeting.

Richmond Elevator has been forwarded a report from Canadian Elevator Quality Assurance Inc., which outlined several maintenance and services issues. A response from Richmond Elevator is still pending.

- 6. Drain Lines Inspection and Cleaning: As approved at the Annual General Meeting, Montalbano Plumbing has been retained to inspect and clean various kitchen drains in order to prevent costly backups.
- 7. Move Procedures: A new move booking form intended to prevent the possibility of double-booking moves was reviewed and approved. The staff will be directed to complete the form and forward it to an owner or tenant notifying about the move.
- 8. Building Access by Police: Further discussion on the prospect of allowing nonrestricted access for emergency purpose was deferred until further notice.
- 9. Corporate Tax Return: Dong Russell & Company Inc has completed the corporate tax return (T2/T1044). The Strata Agent was authorized to sign the tax documents.
- 10. Floor Restoration Equipment: The Strata Agent was directed to proceed with purchasing a two (2) blowers - \$400.00 (plus tax), and a moisture reader \$340.00 (plus tax).

CORRESPONDENCE

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

- 1. Swimming Pool Rule Infraction: A letter from a 29th floor unit owner appealing a \$50.00 failure to shower prior to entering the pool fine. Following review of facts, the Council decided to maintain their prior decision and not reverse the fine.

2. Late Payment Appeal: A letter from a commercial unit owner appealing numerous late payments fine. Following review of fact, the appeal was rejected.
3. Front Entrance Door: A response letter issued to a 6th floor unit owner following their prior meeting attendance to dispute a front door damage fine.
4. Tree Pruning: A tree pruning response letter issued to a townhouse unit owner.
5. NSF Fees Reversal: A response letter issued to a 19th floor unit owner appealing NSF fees on their account.
6. Parkade Gate Rule Fine: A response letter issued to a 28th floor unit owner appealing a parkade gate fine.
7. Leak Investigation: A letter from the rental agent of a 37th floor unit, requesting reimbursement for a leak investigative work, which was subsequently determined not to originate from their unit. Following review of fact and the building policies, the request was rejected.
8. Renovation Approvals: Renovation approval letters issued to an 18th floor unit owner, authorizing them to replace their fireplace, install an electric stove, and soundproofing on the interior side of the windows.
9. Hardwood Flooring: Flooring installation approval letter issued to a 34th floor unit owner.
10. Tile Installation: Tile installation approval letter issued to an 11th floor unit owner.
11. Stove Gas Leak: A stove gas leak warning letter issued to a townhouse unit. The leak was reported to the owner and Fortis BC at the time of the incident.

BYLAWS AND RULES VIOLATIONS

1. Parkade Gate: A \$50.00 rule fine and a dispute from the affected 7th floor unit owner were reviewed. Following review of fact, and considering that this was the first offence, the Council decided to reverse the fine.
2. Visitor Parking: A \$50.00 rule fine issued to a 6th floor unit was approved by the Council.
3. Parking Storage: A \$50.00 rule fine and a dispute from the affected 16th floor unit owner were reviewed. Following review of fact, the Council decided to reverse the fine.
4. Parkade Storage: A \$50.00 rule fine issued to a 31st floor unit owner was approved by the Council.
5. Parkade Gate: A \$50.00 rule fine issued to a 9th floor unit owner was approved by the Council.
6. Hostile Behaviour: A \$200.00 bylaw fine issued to a 10th floor unit associated with hostile behaviour towards staff and residents was approved by the Council.
7. Parkade Gate: A \$50.00 rule fine issued to a 17th floor unit owner was approved by the Council.
8. Balcony Overflow: A \$200.00 bylaw fine issued to a 10th floor unit owner was approved by the Council.
9. Parkade Gate: A \$50.00 rule fine issued to a commercial unit owner was approved by the Council.

10. Parkade Gate: A \$50.00 rule fine issued to an 18th floor unit owner was approved by the Council.
11. Parkade Gate: A \$50.00 rule fine issued to a 28th floor unit owner was approved by the Council.
12. Recycling Procedures: A \$50.00 rule fine issued to a 9th floor unit owner was approved by the Council.

NEW BUSINESS

1. Landscaping Contract: The Council approved a revised landscaping contract from Hoe! Hoe! Hoe! Gardening Services Ltd. at the cost of \$850.00/month (plus tax).
2. Masks in Common Areas: As per the order and direction of the Provincial Health Offices, masks are now required to be worn in all public areas. Notices have been posted through the building.
3. Snow Removal: A snow removal quote was reviewed from Michael Landscaping. Additional quotes are pending.
4. Pool Mechanical Room/Flood Prevention: In between meetings, the Council approved the Pool Mechanical Room flood prevention quote in the amount of \$5,020.00 (plus tax). It was subsequently decided to invoke bylaw S.18.3 and fund the work from the Residential Contingency Reserve Fund as an emergency expense to prevent imminent danger or significant loss.
5. Digital Distribution of Minutes: Further discussion on the digital distribution of Annual/Special General Minutes and Notices was deferred until the next council meeting.
6. Commercial Unit Signage: The Council was made aware of new signage on one of the commercial section's unit which was not presented for the Council approval. The Strata Agent was directed to obtain explanation from the unit's owner.
7. Annual General Meeting 2020 - New Business: The review of items raised by the owners at the Annual General Meeting was deferred until the next council meeting.
8. Extended Health Benefits - Building Staff: The Council reviewed quotes for providing extended health benefits for the building staff. It was noted that the current operating budget did not make provisions for this expense. The Strata Agent was instructed to meet with the staff to discuss the issue further.

TERMINATION

There being no further business, the meeting was terminated at 7:30pm. The next council meeting has been scheduled for 5:30pm, Wednesday, December 16, 2020.

Alex Korecki, Dip.ULE

Strata Agent

Korecki Real Estate Services Inc.

605 – 1166 Alberni St, | Vancouver B.C. V6E 3Z3

Office: 604.233.7772 |

E-mail: info@korecki.ca | Web: www.korecki.ca

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