

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, November 24, 2021, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer

Peter van Diepen - Vice President

Mark Deppel

Sonny Shergill, Strata Agent, West Coast Property Management LTD

Regrets

Lawrence Keenan

Irfaan Hafeez

Renee Geraghty

Call Meeting to Order

Sonny Shergill, Strata Agent, calls the meeting to order at 5:34PM

Election of Officers

At a special council meeting on November 3, 2021, the following nominations were made for Officers of the Strata Council, it was **MOVED, SECONDED** and **CARRIED** to approve the nominations as presented.

Roman Piechocki - President & Treasurer

Peter van Diepen - Vice President

Mark Deppel - Member at Large

Lawrence Keenan - Member at Large

Irfaan Hafeez - Member at Large

Renee Geraghty - Member at Large

Approval of Council Meeting Minutes Dated Wednesday, September 29, 2021

It was **MOVED, SECONDED**, and unanimously **CARRIED** to approve the Strata Council Minutes of Wednesday, September 29, 2021, as previously circulated.

Review of Financial Information

1. Monthly Statements

The Treasurer reported that the September & October financial statements are still under review and will be approved at the next council meeting.

2. Account Balances

The current balances for the month ending October 31st, 2021, in the appropriate funds are as follows:

A. Total CRF: \$2,109,963.00 (It includes prepaid insurance premium)

B. Total Operating Balance: \$51,698.00

3. Arrears Report

As of November 22, 2021, total arrears were \$96,971.11. Most arrears were attributed to special levies/strata fee catchup payments, and fines. The Council instructed Strata Agent to start applying fines for the late 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. CRT Claims - Status Report

- A. One owner has completed monthly payments for all outstanding arrears.
- B. One owner has agreed to pay outstanding arrears via monthly payment plan.

5. Investments

Council discussed potential investments of the Strata and Residential Contingency Reserve funds. The treasurer will contact broker for available investments options.

6. Fortis Gas

The Strata Agent was requested to determine the state of the FortisBC PST refund application filed by the Strata Corporation to the Provincial Ministry of Finance in June 2021.

7. WorkSafeBC

A wage reimbursement from WorkSafeBC has been filed by the Strata Corporation for a building staff member who was COVID-19 quarantined in July 2021.

Business Arising

1. Pinnacle International (Developer) Parking Rental

An agreement has been approved by the Council effective December 1, 2021. Five entry fobs were provided to Pinnacle. The Strata Agent is to invoice Pinnacle for a monthly maintenance fee and a charge for entry fobs. The Commercial Section was advised of parking availability through Pinnacle. Four potential parking stall rentals are being arranged by the Pinnacle's parking manager.

2. Carpet Cleaning

Maxima Property Services completed common areas carpet cleaning on October 12 & 13, 2021.

3. Garbage Compactor Seal Repairs

Repairs to a leaking compactor were completed by GFL, waste disposal service provider.

4. Window Seal Failure 32nd floor unit

Extreme Glass replaced the failed window on October 8, 2021.

5. Lobby Entry Mat / Carpet Runners

As requested by the Council, the Strata Agent obtained a quote for a new lobby carpet runner for \$2,550.00 + GST. This potential purchase is on hold, as in the meantime, a Council member purchased a new entrance mat and installed the left-over part of the runner purchased last year.

6. Swimming Pool Inspection - Recommendations & Repairs

Bright Pools completed all maintenance items recommended by Vancouver Coastal Health inspection.

7. Isolation Valve - Cold Water Supply Line - Installation Proposal

Malburg Pump & Boiler, the building mechanical contractor, in coordination with Montalbano Plumbing provided a report and quote for the installation of an isolation valve and drain on the main cold-water feed estimated approximately at \$20,000 including taxes. The project was approved by the owners at the Annual General Meeting. Competitive quotes are being solicited by the Strata Agent from two companies.

8. Strata Insurance Policy

Property Management is awaiting quotes from two insurance providers for the renewal of the Strata Corporation's insurance policy which expires on December 31, 2021. The Strata Agent was requested to contact potential providers for proposals again.

9. Water Feature

Following requests presented at the last AGM, the building staff is in the process of reactivation of the system. Malburg Pump & Boiler is to check the emergency fill valve.

10. Parkade Gas Detection System - Annual Service

It was completed by Global Gas on September 8, 2021.

Correspondence

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

1. Hot water issue

An owner on the 18th floor contacted management regarding ongoing intermittent hot water problems in their unit. The Building Manager investigated it and advised the owner to install a new shower valve cartridge.

2. Party Room Rental Reimbursement

An owner requested reimbursement of charge for the party room rental claiming deficiencies in preparation of the room and of the adjacent toilet. After review of circumstances of the case, the Council decided not to reverse the charge.

3. Ceiling Leak

The Building Manager inspected a 27th floor unit ceiling for a reported leak. As the source of water ingress remained undetermined, the owner was provided Strata Corporation policy - *Responsibility for Repairing Damage Inside the Unit* which states that the Strata Corporation is responsible for repairs to common property, and the owners are responsible for repairs to their units.

4. Washing Machine Pipe Leak

A 4th floor unit's resident made an emergency call to the Strata Agent regarding a washing machine pipe leak. The owner stated that the leak dissipated, and they will continue monitoring the leak.

5. Bylaw Violation Dispute

The Council reviewed a 29th floor unit bylaw violation fine dispute related to a short-term rental. After review of all circumstances of the case, the Council decided that the fine would remain.

Bylaws and Rules Violations

1. Bylaw Violation - Noise

The Council rejected the owner's dispute and approved a \$200.00 bylaw violation fine to a 6th floor unit owner.

2. Bylaw Violation - Noise

The Council approved a \$200.00 bylaw violation fine to a 12th floor unit owner.

3. Bylaw Violation - Pets

The Council rejected the owner's dispute and approved a \$200.00 bylaw violation fine to a Commercial unit occupant for presence of their dog without leash in the common property.

4. Bylaw Violation - Garbage Disposal

The Council rejected the owner's dispute and approved a \$200.00 bylaw violation fine to a Commercial unit occupant.

5. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a Commercial unit occupant.

6. Bylaw Violation - Rentals

The Council approved a \$200.00 bylaw violation fine to a 12th floor unit owner.

7. Bylaw Violation - Rentals

The Council approved a \$200.00 bylaw violation fine to a 19th floor unit owner.

8. Bylaw Violation - Noise

After reviewing the 18th floor owner's dispute, the Council decided not to fine the owner for this violation.

9. Bylaw Violation - Garbage Disposal

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

10. Rule Violation - Visitor Parking

The Council approved a \$50.00 rule violation fine to a 31st floor unit owner.

11. Rule Violation - Visitor Parking

The Council rejected the owner's dispute and approved a \$50.00 rule violation fine to a 30th floor unit owner.

12. Bylaw Violation - Noise - Second Violation

The Council approved a \$200.00 bylaw violation fine to a 6th floor unit owner.

13. Rule Violation - Recycling

After reviewing the 23rd floor owner's dispute, the Council decided not to fine the owner for this violation.

14. Bylaw Violation - Garbage Disposal

After reviewing the 25th floor owner's dispute, the Council decided not to fine the owner for this violation.

New Business

1. Break & Entry to Mailroom

Break and entry to mailroom occurred on the early morning of October 27, 2021. All details were reported to the Vancouver Police Department. A notice was sent to all residents regarding the break in, and the enterphone locks were replaced by Klassen Technologies.

2) Electric Vehicles Charging

To protect the integrity and safety of the Strata's electrical system, the power supply for charging electric vehicles is no longer available. The Strata Corporation's *Rule No. 17 - Electric Vehicle Charging - User Fee* has been cancelled. The owners and residents were advised by email and notices posted in the building.

3) Parkade Cracks Repairs

An approved at AGM project of cracks repairs in the parkade has been scheduled by Vancouver Injection & Waterproofing for early spring of 2022.

4) Pump Room - Flood

Major flooding occurred during winterization of the irrigation system on November 10, 2021, as one of the irrigation pipes disconnected. Elite Fire replaced the damaged by flood fire sprinkler electrical module, and Malburg Pump & Boiler will attend repairs of the damaged waterline.

5) Dry Fire Sprinkler System - Pinhole above parkade stall 15 at Level P1

Elite Fire attended the repairs on November 10, 2021. During the work, they have accidentally tripped the building fire alarm.

6) Glass Canopy Shattered - 1382/1386 W. Pender St - Axis Hair Salon

On November 18, 2021, the canopy glass above Axis Hair Salon was found shattered. The Strata Agent has arranged its replacement with Extreme Glass.

7) Kitchen Drain Risers Cleaning

An approved at AGM project of kitchen drain risers cleaning has been scheduled by Montalbano Plumbing for Monday, January 10 to Thursday, January 13, 2022. All affected residents will be advised about it in due time.

8) Carpet Common Area Repairs, Guest Room Cleaning, Guest Room TV set Replacement

The Council approved quotes from Glory Carpet Ltd. for stretching carpet on three floors selected by the building management, and for steam cleaning of the guest room mattress and headboard. The guest room TV set has failed, and the building manager was authorized to purchase and mount a new one.

9) Water Leak - Ceiling in the commercial section corridor Level 1

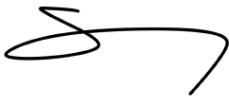
A small water leak was detected on November 3, 2021. The source of it was determined to be the drain line from a back lane townhouse balcony. The building staff will monitor it and attend repairs as required.

10) Gas Consumption - Efficiency Project

Following Council's request, the Strata Agent has contacted FortisBC and is awaiting response.

Termination of Meeting

There being no further business, the meeting was terminated at 6:21pm. The next council meeting has been scheduled for 5:30pm, Wednesday, December 29, 2021.



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