

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, November 20, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Lawrence Keenan
Mark Deppel
Mona Zarbafian
Renee Geragthy (Commercial Representative)

REGRETS: Irfaan Hafeez

STRATA AGENT: Fernanda Mendo, Korecki Real Estate Services Inc.

The Council welcomed new strata agent, Fernanda Mendo. Alex Korecki remains with the Korecki Real Estate Services Inc. as CEO.

CALL TO ORDER:

The meeting was called to order at 5:32 pm, a quorum was established.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the September 11, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for September and October 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for the months of September and October 2019.
2. **Account Balances:** Based on the bank statements, the current balances for the 2 months ending October 31, 2019 in the appropriate funds are as follows.
 - Total Operating Cash \$170,404.00
 - Total CRF Cash 1,677,002.00 (includes prepaid strata insurance)
3. **Arrears Report:** The Council reviewed the Accounts Receivables as of the meeting date, the amount net of prepaid strata fees \$21,192 relates to outstanding strata fees and other charges. The Council decided to file claims at Civil Resolution Tribunal (CRT) against several owners to collect the arrears. All associated costs will be assessed to the respective owners account. Also, the Council decided to file a Notice of Lien to one strata lot owner with significant arrears in strata fees.

Please note as per 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 \$50.00 per month for each and every month that the payment is late to be levied by the strata management company.

The Strata Corporation is dependent on timely payment of all strata fees to finance the various services required for the proper operation of the Strata Corporation.

4. Financial Audit Report – The draft of the report provided by Dong Russell Company Inc. is still under review by the Council and the property management's accounting department. It will be distributed to the owners after the review is completed.
5. Term Deposits – The Residential Section GIC's mature on December 19th, 2019 and January 5th, 2020. The Council decided to combine two funds into a single fund and reinvest it in GIC for one more year. McCurdy Financial Planning, the current investment broker, will be requested to provide the best available interest rates. Also, the Strata Agent will obtain the current interest rates from Coast Capital Savings.

BUSINESS ARISING

The Council referred to the business arising on administrative and maintenance items since the last meeting, either completed or still in progress as following:

1. Swimming Pool:
 - The contract with Imperial Paddock Pools for monitoring water chemistry was terminated; the building staff continues daily pool water testing.
 - At the last meeting Council approved a proposal from Imperial Paddock Pools to convert the pool and hot tub disinfectant system to a non-stabilized chlorine, as recommended in AME Group report commissioned by the Strata earlier this year. However, Imperial Paddock Pools unexpectedly declined the contract, claiming certain risks associated with the recommended system. The Council requested Strata Agent to seek recommendation of the replacement system from another pool service company.
2. Flood Claim: Malburg Pump & Boiler submitted payment of \$16,982.98 for the repairs of damages in 15th floor unit caused by a flood associated with the misconnected by them water supply line.
3. Depreciation Report: NLD Consulting - Reserve Fund Advisors completed the report and its final version has been distributed to all owners. It remains posted on the Strata Corporation's website (www.theclassico.ca).
4. Exercise Equipment: Tower Fitness Equipment Services refurbished the stationary bicycle with a new mechanical gear and other parts at a total cost of \$1,080.80. The Council is still searching for replacement of the cross trainer with elliptical machine at a cost of up to \$2,500.00.
5. Roof & Patio Membranes: The Council revisited a quote in the amount of \$14,940.00 from Vancouver Injection and Waterproofing to address the interim roof and patio membranes repairs. This matter will be reviewed at future meetings in conjunction with the relevant recommendations of the Depreciation Report.
6. In-Suite Flood Detectors: The distribution of detectors is in progress by the building staff, placing one flood detector in all residential washing machine closets free of charge.
7. Kitchen Sink Drain Risers Cleaning: Following owners approval of the project at the last AGM, the Council awarded a contract to Montalbano Plumbing to conduct the biennial kitchen drain risers cleaning at a cost of \$8,000.00 + GST. The project has been scheduled for December 3 - 5, 2019, and the affected owners and residents have been notified about the suite access requirement.

8. Civil Resolution Tribunal (CRT) – Parking Assignments: The Council responded to a dispute filed at CRT by one of the owners which is related to parking stalls assignments. Following unsuccessful mediation stage, the dispute is moving to the adjudication phase leading to the tribunal's binding decision.
9. Civil Resolution Tribunal (CRT) - Claims Filing: The Council decided to file claims at CRT against several owners to collect the arrears.
10. Carpet Repairs: The council approved a quote from Glory Carpet for carpet stretching on floors 35, 30, 26 and 17 at a total cost of \$800.00 plus GST.
11. Lobby upgrade and 3rd floor renovation: Following owners approval of these projects at AGM, the Council, interacting electronically, awarded a contract to Glory Carpet at a total quoted cost of \$29,800.00. The building staff and the council member reviewed the projects' details with the contractor. The projects are scheduled for February 2020.
12. Flood Repairs: The repairs in the unit on the 25th floor remain on hold. The Strata insurance adjuster continues to attempt to resolve the issue with the unit owner.
13. Waste Disposal: An approval of the revised contract with Waste Management is pending a response from the contractor's representative regarding the increase of rates for waste disposal being negotiated by the Strata Agent.
14. Pet Registration Bylaw: The Council ascertain the importance of having all pets in the building registered as required by the Strata bylaw:

R.8.1 A resident of a residential strata lot that keeps a dog, cat or other non-caged animal in his strata lot, either permanently or temporarily, shall register that pet with the strata council by providing to the strata council a written notice. The notice must be signed by the resident setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the license number of the pet (when the pet is required to be licensed), and shall only keep a pet in his strata lot in compliance with these bylaws.

The Council will streamline the process of implementing requirements of this bylaw.

15. Pets in the building: Potential amendment to the Strata rule has been deferred.

CORRESPONDENCE

Council reviewed and discussed correspondence sent or received to the date of this meeting. The Strata Agent will provide additional responses as directed by the Council.

1. A response from the owner regarding a parkade gate violation. The Council decided not to impose fine.
2. Correspondence from an owner disputing the fines for 'Fire Testing Violation' - failure to provide access. The Council decided not to reverse fine.
3. Correspondence from a resident presenting various parking concerns. All concerns have been addressed and the resident will receive a response.
4. Correspondence from the Council sent to an owner regarding an outstanding balance which remains due and payable.

5. Letter sent to an owner regarding a Swimming Pool Rule Violation advising that the Council decided not to impose a fine.
6. A response from owner regarding a Swimming Pool Rule Violation. The Council decided not to reverse fine.
7. A letter sent to an owner to arrange payment of the remaining fines.
8. Letter sent regarding a vehicle parked with expired vehicle insurance. The owner has complied and renewed the insurance.
9. Correspondence requesting permission to install laminate flooring. The Council approved the application.
10. Correspondence from a resident advising that a 'live in nanny' will be moving in, the Council requested to provide a Form K.
11. Correspondence regarding apparent move out fee. The Council advised that the resident moved from one unit to another and the move in fee does apply.
12. Building Staff delivered a letter from the resident on the 11th floor to the resident of the 12th floor addressing noise complaint and resolving it amicably.

Please note that owners or tenants must address all their issues in writing and direct it to the Strata Council via Korecki Real Estate Services Inc. to the attention of the Strata Agent, Fernanda Mendo, fernanda@korecki.ca.

Please be reminded that as per Section 135 of the *Strata Property Act* and in line with the Strata Corporation policy, owners/tenants have 14 days to respond to the complaint or contravention of a bylaw or rule, or to request a hearing. If a response is not received within this period, the Council may impose a fine or other penalty for contravention of that bylaw or rule.

13. Council reviewed several items of correspondence sent on or before November 13th, for various violations, these will be decided at the next council meeting.

NEW BUSINESS

1. Parking in the Circular Driveway: The owners are reminded of the following bylaws:

*R.10.4 An owner of a residential strata lot shall not:
(f) park a vehicle in the circular driveway of the main entrance to the building.*

R.10.7 Any vehicle parked in contravention of subsections 10.3 or 10.4 will be subject to removal by a towing company authorized by the strata council at the expense of the resident.

The building staff will monitor and control parking in the circular driveway.

2. Pool Injury Incident: Strata insurer reported that settlement has been reached with the claimant, and they will send out a formal letter requesting payment of the insurance deductible in the amount of \$500.00.
3. Pool Inspection Report: Following periodical pool inspection by Vancouver Coastal Health, the identified lighting deficiency is being addressed by the building staff.

4. Pinhole leak repair: The building staff completed repair on a pinhole leak on the common recirculating hot water line located above the ceiling of a unit's bathroom.
5. Kitchen sink back up: The building staff attended to a back-up in a unit's kitchen sink. The clogged riser was cleared using a power snake, the resident was asked to monitor the sink.
6. Water Loss: Residents of two units have been advised that damages resulting from water leaks were well below the Strata Corporation insurance deductible. For that reason, the Strata Corporation is not responsible for any resulting repairs. This matter should be resolved by the affected parties.
7. Pinhole Leaks Remedies: The council is reviewing a new solution that is expected to reduce copper pipes corrosion and electric power consumption, and it will consider presenting it to the owners at a future AGM. The smart pumps that would replace conventional recirculation pumps in the hot water supply system will be considered.

At present, pumps in our system circulate hot water continuously in order to avoid the necessity to run water until it is at desired temperature, as hot water when stationary (when not used) cools down. That results in continuous energy consumption and continuous heat loss.

The "smart" in the proposed replacement refers to the system controlling pump speed based on the monitored water temperature. It results in a minimal pump speed and almost no water flow when there is no need for recirculation during periods of high water demand, and high speed and flow when the demand for water consumption is low.

This will result both, in savings in electric power consumption and in average flow velocity that contributes to copper pipes corrosion leading to development of pinholes that have to be capped at expense to the Strata.

8. Amended Bylaws: The Strata Agent is in the process of having the amendments registered at the Land Title Office.

TERMINATION

There being no further business, the meeting was terminated at 8:45 pm.

NEXT MEETING

The next meeting is scheduled for Wednesday, December 11th, 2019 at 5:30 pm.

Fernanda Mendo

Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

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