

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, December 16, 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 - 5:30pm to 7:20pm
Renee Geraghty	(Commercial Rep) via phone - 5:40pm to 5:50pm

STRATA AGENT: Alex Korecki, Korecki Real Estate Services Inc.

CALL TO ORDER:

The meeting was called to order at 5:30pm

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to approve the November 25, 2020 Council meeting minutes as distributed.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reported on the Financial Statements for November 2020 before and at the meeting. It was **MOVED/SECONDED** and **CARRIED** to approve the Financial Statements.
2. **Account Balances:** The current balances for the month ending November 31, 2020 in the appropriate funds are as follows:
 - Total CRF: \$1,840,366.00 (*It includes prepaid insurance premium*)
 - Total Operating Cash: \$141,153.00
3. **Arrears Report:** As of December 16, 2020, total arrears were \$91,403.70. The drastic increase in arrears was attributed to Special Levy and Strata Catch-up fees that are now due and payable.

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.
- d. One Commercial Unit – CRT Default Order Received, further collections discussion was deferred pending resolution of item 3, c.

BUSINESS ARISING

1. Insurance Loss Prevention: Additional sprinkler head cages have been installed in several units and common areas. Due to access issues, the project remains ongoing. Further discussions on this topic will be reported on an as needed basis.
2. Insurance Renewal: A Preliminary insurance renewal quote has been received from BFL Canada. HUB Costal and CMW Insurance have managed to place 97% and 93% of coverage and are expected to be able to provide a quote shortly.
3. Elevator Upgrade Recommendations: Richmond Elevator has responded to the deficiency report prepared by Canadian Elevator Quality Assurance. Further discussion on the report was deferred until the next meeting.

Elevator Controller replacement quotes were reviewed from: Richmond Elevator, Kone Elevator, City Elevator, and Otis Elevator. All companies mandated signing of a monthly elevator maintenance contract prior to proceeding with the work. It was **MOVED / SECONDED** and **CARRIED** to proceed with Richmond Elevator at the cost of \$15,690.00 (plus tax). The provider will be asked to deliver the required parts and leave them on site for use upon the failure of the existing controller.

4. Drain Lines Inspection and Cleaning: Montalbano Plumbing has completed the inspection and cleaning of various kitchen drains. Due to time constraints investigative work in units 2507, 2003, and 1903 will be rescheduled to a later date.
5. Flood Restoration Equipment: The Agent has ordered two (2) blowers - \$400.00 (plus tax), and a moisture reader \$340.00 (plus tax).
6. Snow Removal: Snow removal and salting quotes were reviewed from Brants Building Collective and Michael Landscaping. The building staff will be instructed to perform snow removal inhouse and reach out to vendors as needed in case of heavy snowfall.
7. Pool Mechanical Room/Flood Prevention: BCT Contractor has completed the Pool Mechanical Room flood prevention work at the cost of \$5,020.00 (plus tax), plus \$600.00 (plus tax), for additional membrane and curb raising work. The Agent was directed to pay the invoice from the Residential Contingency Reserve Fund in accordance with section S.18.3 of the bylaws.
8. Digital Distribution of Minutes: It was agreed in principle to move forward with digital distribution of Annual/Special General Minutes and Notices. Further discussion on the legality/implementation of this was deferred until the next council meeting.
9. Annual General Meeting 2020 - New Business: At the meeting, the owners raised questions about: implementing a policy requiring masks to be worn in common areas, this policy has since been implemented; restarting the water feature, further discussion on this topic was deferred until the spring of 2021; and reopening the gym, further discussion on this topic was deferred pending changes in the current health order.
10. Extended Health Benefits - Building Staff: The staff was presented with extended health plan quotes and advised that due to budgetary constraints the program could not be implemented at this time. They were requested to explore cost savings in the building operation aiding in the implementation of this program and consider sharing the plan's cost 50/50 with the strata corporation.

CORRESPONDENCE

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

1. Form K Fine Dispute: A letter from a 5th floor unit owner disputing a Form K fine due to COVID. Following review of facts, the Council elected to maintain their prior decision.
2. Parkade Gate & Noise Fine Dispute: A letter was reviewed from an 18th floor unit owner disputing a parkade gate fine and a pet noise fine. Following review of facts, the Council decided to uphold the fine. The Council approved the \$200.00 noise bylaw violation fine which was missed at the previous meeting.
3. Fireplace Gas Rebate: Following installation of a high efficiency gas fireplace, the Council approved issuing a purchase rebate application letter to an 18th floor unit owner.
4. Unauthorized Renovations / Noise: The Council retroactively approved an 11th floor unit renovation request and assessed \$200.00 bylaw violation fine for failing to provide advance notice of the said renovation.
5. Fine Arrears Dispute: A letter was reviewed from an 11th floor unit owner disputing numerous past due fines. Following review of facts, the Council rejected the dispute request.
6. Water Feature Restart: A letter was reviewed from a 5th floor unit owner requesting reactivation of the water feature. The Council previously agreed to keep the water feature off indefinitely. Further discussion on the topic was deferred until the spring of 2021.
7. Fine Arrears Dispute: The Council approved a fine dispute response letter issued to a 5th floor unit owner.
8. Parkade Gate Dispute: The Council approved a fine dispute response letter issued to a 7th floor unit owner.
9. Parkade Storage: The Council approved a fine dispute response letter issued to a 16th floor unit owner.
10. Pool Violation Dispute: The Council approved a fine dispute response letter issued to a 29th floor unit owner.
11. Reimbursement Request: The Council reviewed and approved a letter issued to the agent of a 37th floor unit owner in response to their leak investigation.

BYLAWS AND RULES VIOLATIONS

Multiple bylaw and rule violations had been reported in between meetings. Due to the short time frame between the meetings, the review and decisions related to these fines were deferred to the next meeting.

NEW BUSINESS

1. Commercial Section Waste Disposal: The Council reviewed and revised waste disposal arrangements by placing the commercial section organics bin in the visitor parkade and merge the commercial section's recyclables pick up with the residential section.
2. Toilet Tank Water Supply Line Leak: On Wednesday, December 9th the strata corporation suffered a water loss originating from a 21st floor unit toilet supply line. The incident affected 11 units down to the 17th floor. The initial emergency response was performed by the building staff and a council member.

Avenue Restoration Services was dispatched to conduct only an emergency dry out which is currently estimated at \$25,000.00 to \$40,000.00. In accordance with the building Repairs Responsibilities policy, all affected unit owners will be responsible for their individual final

repairs, the cost of which they may choose to subrogate against the unit responsible for the leak and flood. Likewise, the entire cost of emergency response by Avenue Restoration will be charged back to the owner responsible for the leak and flood.

3. Common Water Supply Line Leak – 27th Floor: On Sunday evening, November 29th, a leak was detected from the common water supply line in the corridor at level 27th. An emergency response was attended by former building manager, council member and Malburg Pump & Boiler. There was no damage to any residential unit. Over the following week, a section of domestic water supply line, several flanges and isolation valves were replaced by Malburg Pump & Boiler and Montalbano Plumbing.
4. Social Gatherings / Provincial Health Office Order: The Council was made aware of a recent social gathering in one of the units. All residents are reminded that social gatherings are prohibited. Individuals who become aware of large social gatherings in the Classico building are encouraged to contact the VPD nonemergency line.

TERMINATION

There being no further business, the meeting was terminated at 8:05pm. The next council meeting has been scheduled for 5:30pm, Wednesday, January 27, 2021.

per 

Alex Korecki, Dip. ULE
Strata Agent

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ONLINE ACCESS TO CLASSICO

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