

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, December 11, 2019 at 5:30 pm

PRESENT: Roman Piechocki President / Treasurer
Peter van Diepen Vice President
Irfaan Hafeez
Lawrence Keenan
Mark Deppel
Mona Zarbafian
Renee Geragthy (Commercial Section) **5:30pm to 6:10pm**

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

CALL TO ORDER:

The meeting was called to order at 5:35 pm, a quorum was established.

MINUTES

It was **MOVED / SECONDED** and **CARRIED** to approve the November 20, 2019 Council meeting minutes as distributed.

FINANCIAL REPORT

1. Monthly Statements: The Treasurer reported on the Financial Statements for November 2019 before and at the meeting. It was **MOVED / SECONDED** and **CARRIED** to approve the Financial Statements for November 2019.
2. Account Balances: Based on the bank statements, the current balances for the 3 months ending November 30, 2019 in the appropriate funds are as follows.
 - Total Operating Cash - \$192,195.00
 - Total CRF - \$1,689,705.00 (*includes prepaid insurance premium*)
3. Arrears Report: The total arrears for the Strata Corporation net of prepaid strata fees remains high at \$21,000.00 The Strata Agent will continue collecting the arrears with due diligence.
4. Term Deposits (CRF Residential): The Residential Section Executives approved reinvestment of the term deposits totalling \$993,990.00 at Blue Shore Financial in a one year GIC at an annual rate of 2.15%.

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.

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. Kitchen Drains Cleaning: Montalbano Plumbing completed the drains cleaning as scheduled.
2. Bedbugs - Unit on 16th floor: The Council was provided with a copy of Service Inspection Report related to a previously reported presence of bedbugs in a unit on the 16th floor. No bedbugs were located, no further action is required.
3. Level 5 terrace - Fall Cleanup: The landscaper completed the cleanup.
4. Carpet Repairs on floors 35, 30, 26 and 17: Glory Carpet, contractor completed the repairs.
5. Civil Resolution Tribunal (CRT) - Claims Filing: The Council is in the process of filing claims with CRT against several strata lots for outstanding debt.
6. Mechanical Repairs: Malburg Pump & Boiler attended repairs of a boiler at Level 2 and repaired the Make Up Air (MUA-1) located on the tower rooftop.

CORRESPONDENCE

The Council reviewed the following correspondence received or sent to the date of this meeting.

1. A response from a resident advising that they are in the process of getting 'live in nanny' sometime in February 2020.
2. A response to a Parkade violation bylaw. The Council decided to waive the fine.
3. A resident from the 9th floor reported a leak from the unit above; both units were advised that this matter is to be resolved between the affected parties and the Strata Corporation will not take any further action on it.
4. A correspondence from a resident on the 11th floor with various complaints against the unit above reported since December 2018. The Strata Agent advised the resident that appropriate actions were taken by the Council.

Please be reminded that as per Section 135 of the Strata Property Act, Owners or Residents making a complaint against another owner or tenant, must provide specifics of the complaint, (i) the nature of the complaint, (ii) date and time (iii) and how long it lasted.

5. A correspondence from a Commercial Unit advising, for information purposes only, that their vehicle was towed by the City of Vancouver from the back lane area.
6. A response from an owner regarding a Swimming Pool Rule Violation. The Council decided to waive the fine.

BYLAW AND RULES VIOLATIONS

The Council reviewed and discussed the following correspondence sent for various bylaw and Rule infractions:

1. Form K Bylaw Violation: A letter was sent to a unit owner for not providing a Form K 'Notice of Tenants Responsibility'. The Council decided to fine the owner of the unit pointing out that continuous non-compliance with this bylaw may result in imposition of fines every seven days.
2. Parkade Gate Rule Violation: A violation letter sent to a unit owner. The Council approved a fine of \$50.00.
3. Balcony Overflow and Smoking Bylaw Violation: The Council approved a fine of \$200.00.
4. Form K Bylaw Violation: A violation letter was sent to a unit owner for failing to provide a Form K. The Council approved the fine of \$200.00 pointing out that continuous non-compliance with this bylaw may result in imposition of fines every seven days.
5. Pet Rule Infraction: A letter sent to a resident for transporting a dog through the lobby. The Council decided not to impose a fine.
6. Form K Bylaw Violation: A correspondence was sent to an owner who failed to provide a Form K. The Council decided to impose a fine of \$200.00 pointing out that continuous non-compliance with this bylaw may result in imposition of fines every seven days.
7. Parkade Gate Rule Violation: A response was received from an owner. The Council decided not to impose a fine.
8. Parkade Gate Rule Violation: The Strata Agent will verify if a response from an owner was received.
9. Vehicle Storage Insurance: A letter was sent advising the owner to obtain a vehicle storage insurance by December 15th.
10. Electric Vehicle Charging: In line with the Strata Rule No.17, the Council decided to charge the owners' account \$70.00 for the most recent continuous charging of their vehicles using Strata electricity.

OTHER CORRESPONDENCE – (Councils Response)

1. Parkade Gate Rule Violation: A letter to a unit owner advising of the Council decision that no fine will be assessed.
2. Swimming Pool Rule Violation: The owner was advised of the Council decision to impose a \$50.00 fine.
3. Pet Infraction Rule: The owner was advised of the Council decision not to impose a fine.

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 Council Hearing. If a response is not received within this period, the Council may impose a fine or other penalty for contravention of the bylaw or rule.

It was **MOVED / SECONDED** and **CARRIED** that if a response to a Strata letter notifying the owners of the bylaw or rule violation is not received within 14 days, the Council will impose appropriate fine.

NEW BUSINESS

1. Slip and Fall incident: Following a report from a resident and verification of the incident that occurred on November 24th, 2019 in the main lobby of the tower, the Strata Corporation has filed an insurance claim.
2. Pinhole Leak - Domestic Hot Water Supply Level 5: The building staff attended repairs related to a pinhole leak from the water line on the a 5th floor unit hallway.
3. Proposal - 'Vancouver Biennale': A proposal to place an art piece on the City property at the intersection of West Pender and Melville streets has been reviewed by the Council at a meeting with the Director of Public Projects, Vancouver Biennale. This location is one of several selected by this organization. The Council accepted the proposal in principle subject to additional review of the project details and further consultation which may lead to its approval.
4. FibreStream and Pattison Group - Proposals: The Council received again, previously declined proposals related to fibre network installation and placement of the elevator advertising monitors. The Council reconfirmed their previous decision not to proceed with them.
5. Bathroom Leak Level 34: On December 2nd, 2019 a resident reported a leak form above in their bathroom. A general contractor doing work in the unit above is dealing with the issue.
6. Back Lane Parking: The Council is in the process of locating proper contact at the City of Vancouver to legally designate and appropriately mark two Classico's loading zones at the back lane. These two zones, currently marked with "No Stopping" signs, are being utilized by delivery trucks during residents moving to and from the tower, and for removal of garbage and supply of materials of the commercial section. There were instances of these trucks been ticketed by the City for parking violations. The Council has no influence over the City issuing parking tickets to residents parking vehicles in these "No Stopping" zones.

ANNUAL GENERAL MEETING - NEW BUSINESS

The following items were presented by the owners at the last AGM:

1. Parkade Access: Automating the P1, P2 and P3 parkade lobby entrances.
The Council will obtain quotes for potential implementation of the request.
2. Washing Machine Hose Audit: An inspection to investigate the condition and type of washing machine hoses.

The Council is concerned with increasing water damage claims and wish to encourage residents and owners to be more vigilant. A letter will be sent to the owners requesting to perform the audit and report back to the Council.
3. Fire Sprinkler Cages: An inspection of each unit to ensure that all sprinklers have cages.

The Council is concerned with increasing water damage claims and wish to encourage residents and owners to be more vigilant. A letter will be sent to the owners requesting to perform the audit and report back to the Council.
4. In-suite Inspections: Council was asked to investigate implementing bylaws and/or rules which would require owners to arrange for regular suite inspections during extended absences.

It remains to be decided.

5. Door Springs: Council to investigate installing springs on the garbage room door entrances, to facilitate access when carrying items.

The Council advises that the door closures have been adjusted. The Council continues investigating an option of reversing the direction of opening of one of the doors.

6. Vinyl Planks: Council to investigate installing vinyl planks in all parkade elevator lobbies and on level two corridor.

The Council decided not pursue this request at this time.

7. EV Charging Stations: Council asked to investigate the possibility of installing EV Charging Stations.

The Council will address it when sufficient demand warrants it.

8. Scoters: Council asked to investigate amending the bylaws to restrict scooters from being transported through the building lobby.

The Council advises that amending a bylaw to restrict access of scooters operated by handicapped person would not be enforceable and will not pursue it. There were no reports of other scooters being transported through the lobby.

OTHER BUSINESS AS PER COUNCIL

The Strata Agent was directed on the following:

1. To request the building staff to provide a daily log of activities, including administration, maintenance or other works performed, and submit it to the Strata Agent at the end of the shift for their and the Council review.
2. To verify in the property management's office if a legal counsel has been engaged to proceed with filing the CRT order in the provincial court for collection of the outstanding debt from a strata lot.
3. To reverse a series of fines to a strata lot for continuous contravention of the bylaw related to failure to provide access for the annual fire inspection.
4. To file a Notice of Lien to a strata lot with significant arrears in fees.

OLD BUSINESS

The following is a list of items being still in progress or requiring later follow-up:

- The Strata responded to the CRT Claim regarding a parking assignments. The case awaits adjudication by CRT.
- The Insurance Adjuster continues to attempt to resolve issues with the unit owner on the 25th floor.
- The representative from Waste Management is still following up regarding the increase in rate charges for garbage disposal.
- The 'Pet Rule' amendment has been approved in principle to allow dogs to walk through the lobby from 11 pm to 6 am and to be carried at any time. The Council will vote on its final version being under development.
- The Council is searching for a refurbished elliptical machine to replace the aging cross trainer machine.

- The roof and patio membrane repairs were deferred pending review of the Depreciation Report.

TERMINATION

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

NEXT MEETING

The next meeting is scheduled for Wednesday, January 22, 2020 at 5:30 pm.

Fernanda Mendo

Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

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