

# MINUTES OF COUNCIL MEETING

## STRATA PLAN BCS-0460

### THE CLASSICO

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**HELD:** On Wednesday, June 10, 2009 at 5:30 p.m. in the Library at 1328, West Pender Street, Vancouver, B.C.

**PRESENT:**

Roman Piechocki	President	
Cornel Berceanu	Building Maintenance	
John Shayegan		(5:30 p.m. – 8:40 p.m.)
Amir Alavi		(5:30 p.m. – 8:20 p.m.)
Mark Belben	Vice President	

**REGRETS:** Irfaan Hafeez Website/Admin.

**STRATA AGENT:** Alex Korecki, Vancouver Condominium Services Ltd.

The meeting was called to order at 5:30 p.m.

**GUEST SPEAKER:** (6:00 p.m. to 6:45 p.m.)

**Various Charges:** Prior to the council meeting, two owners and tenants of a unit within the building had requested to speak to the strata council regarding various fines and charges levied against them.

The first item of concern was a \$200 bylaw fine levied against the unit as a result of a tenant removing furniture through the elevator without first booking the elevator with the site supervisor or concierge. The tenant stated that he was not aware of the 72-hour booking requirement and when he showed up to the building, the concierge was not willing to let him remove the furniture through the elevator or book the elevator as there were two moves taking place at that time. The tenant being under duress and having to leave for Penticton decided to proceed with removal of furniture without the concierge's and/or the site supervisor's consent. After the guest speaker's departure, the strata council discussed the matter, and denied the request to have the \$200 fine reversed.

The tenants also informed the council that their scooter was vandalized while parked in the underground parkade, causing them to incur a \$500 damage deductible. The tenants felt that the strata corporation should be responsible for the damage as the previous council required them to park the scooter either in the underground parkade or within the unit. After the guest's departure, strata council discussed the issue and noted that this incident was no different than an owner's vehicle being vandalized within the parkade and denied the \$500 reimbursement request.

The owners of the unit then informed the strata council that approximately two years ago a leak had occurred in the unit above theirs resulting in staining to their ceiling. The ceiling was re-painted; however, shortly afterwards, the stain bled through the paint. The owners requested that the strata council have the ceiling re-painted. After the guest's departure council discussed the issue and agreed to have the affected areas touched-up.

The owners also requested that the council remove a \$50 fine that was levied against the \$200 fine. As this is a contravention of the *Strata Property Act*. After the guest's departure council discussed the issue. As the charge was levied in error, the agent was directed to reverse the fine.

The tenants of the unit then requested the council to reverse monthly electrical charges for having their scooter plugged in the underground parkade. It was noted that the previous council had directed the residents to pay \$20 a month for electrical usage; however, the manufacturer of the scooter noted that the charge is closer to \$1.50 per month. After the guest's departure the strata council discussed the request and directed the agent to refund the tenants \$60 for their electrical usage payments, September 24<sup>th</sup>, October 18<sup>th</sup> and November 19, 2007.

**GUEST PRESENTERS:** (6:30 p.m. to 7:30 p.m.)

Kim Schmidt – Sure Fire Gas Services  
Paul Callon – Enerpro Systems Corp.

Please refer to business arising item #2 for information on the guest presentation.

**FINANCIAL REPORT**

1. Monthly Statements: It was moved, seconded and carried to approve the April and May 2009 financial statements as presented. Any owner wishing a copy of the strata corporation's financial statements may contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. Account Balances: The current balances for the nine-month period ending May 31, 2009 in the appropriate funds are as follows:
  - Total Cash Balance \$ 264,425.64 (Including CRF Balance)
  - CRF Balance \$ 237,462.39 (Contingency Reserve Fund)
3. Arrears: The strata council continues to be diligent in pursuing owners with outstanding account balances.
4. Audit: Council reviewed a quote from Reid Hurst Nagy in the amount of \$2,950 plus GST to audit the strata corporation's financial statements. The agent was directed to obtain a second quote. An official decision as to whether the financial statements will be audited for this fiscal period will be made at the next council meeting.

## **BUSINESS ARISING:**

1. **Five-Year Warranty Items:** The strata council was informed that Mr. Roman Piechocki, Mr. Cornel Berceanu and the strata agent, Alex Korecki, met prior to the council meeting and consolidated a list of outstanding deficiencies. A letter detailing the outstanding work was mailed to Mondial Developments on June 4, 2009. A response is still pending. In addition, during the review of the Traveler's Guarantee Company of Canada responses to various deficiency items, it was noted that Traveler's had denied any coverage for the commercial section of the building. The agent has been asked to follow-up with Traveler's and determines the reason for this.
2. **Energy Conservation and Fireplace Gas:** Representatives from Sure Fire Gas Services and Enerpro System Corp. were invited to tonight's meeting to speak to council in regard to various energy conservation options.

The main purpose of the meeting was to discuss the possibility of installing metering devices within individual gas fireplaces in order to monitor gas usage and reduce the strata corporation's overall gas expenses. Mr. Kim Schmidt noted that a small device could be installed under the fireplace in order to monitor the usage. The device would wirelessly connect to other devices throughout the building and then to a main panel which would send information on a daily basis to Sure Fire Gas Services. Sure Fire would then be able to produce reports and distribute them to the council and management company. The council is still deliberating as to how the individual owners will be charged for the gas usage.

After Mr. Kim Schmidt's and Mr. Paul Callon's departure, the council directed the agent to obtain a quote from Sure Fire to have the monitoring devices installed in all units within the building.

As part of the energy-conservation initiative, Mr. Paul Callon of Enerpro Systems Corp. spoke to council about various other conservation methods including timers on HVAC units, boilers, solar panels and hot water usage monitors. Mr. Roman Piechocki will arrange an independent meeting with Mr. Paul Callon and RAM Mechanical representative to discuss various possibilities and will provide a brief presentation at the next council meeting.

3. **Guest Suite Rental:** The council has agreed to allow residents of the building to use the guest suite during the 2010 Olympics.

**If you are interested in reserving the guest suite for family and/or friends during the Olympic Games (February to March 2010) please write to the council via the management company. Please include your suite number and the possible date(s). This is not a booking and will only give the council a general idea of the rental interest of the guest suite during this time period.**

4. Annual Fire Testing (Update): Council was informed that 14 units failed to provide access during the second round of annual fire inspection testing. After discussion, the council agreed to schedule a third round of fire inspections. Once again, notices will be posted throughout the building when a date has been set. All 14 units will be charged for the return trip with the charge being equally divided amongst the units. In addition, any units that fail to provide access during this return trip will be fined \$200 as per the building bylaws.
5. Unit #601/Dryer Vent: A vent opening has been cut for the dryer of unit #601. Mr. Roman Piechocki and Mr. Cornel Berceanu will be arranging for installation of a grill cover later this week.
6. Window Washing: The window washing has been completed. Council has received a complaint from an owner claiming that their window was scratched during the window washing process. The issue is still being investigated. The agent has been asked to hold payment of the invoice until the matter has been resolved.
7. RAM Drawings: The RAM drawings of the new boilers and associated hot water distribution system have been received and posted in the boiler room at level 2.
8. Landscaping Upgrades: The strata council was informed that Sid Jongbloed Landscaping Services will not be able to perform the landscaping upgrades to the complex as the owner/operator of the company has been injured. In addition, the owner has informed the agent that they will have to cutback their services and will no longer be able to service The Classico. Jongbloed Landscaping Services has agreed to remain on-site until such time as a new landscaping company has been found. The agent is in the process of obtaining quotes for a replacement.
9. Commercial Elevator Service: The council reviewed and approved quotes from Richmond Elevator Maintenance for a protective maintenance contract in the amount of \$1,194.25 per month plus GST for the residential section and \$160 per month plus GST for the commercial section. The two contracts were split in order to more accurately reflect the budgeted amounts for the commercial and residential sections. The above-mentioned contracts are effective June 1, 2009 and are binding for a period of five-years.
10. Irashai Sushi Code Compliance: An inspector from the City of Vancouver was on-site to review the concrete patching and electrical work illegally conducted by Irashai Sushi restaurant. The inspector noted that they are unable to take action as the ceiling has been patched and the electrical wires are no longer visible. Council being extremely concerned that the work was not done properly and will result in erosion of electrical wires has agreed to hire an independent contractor to re-connect the wires properly and close-up the ceiling. All associate cost with this work will be charged-back to Irashai Sushi restaurant.

11. Building Service Operation and Re-Organization: Mr. Roman Piechocki reviewed the proposed building service operation and re-organization plan with the strata council. After discussion the council agreed to place two separate proposals on the agenda for a vote at the upcoming annual general meeting. The proposals will be explained in detail at the meeting.
12. Unit #3207/Vent Leak: After further investigation it was determined that the leak in #3207 originally suspected to be caused by the bathroom vent was the result of failed caulking in the unit above. The bathroom of the above unit has now been re-caulked and the ceiling repaired in #3207. All associated costs for this work will be charged back to unit #3307.
13. Mircom Pre-Alarm: The council once again reviewed a quote from Mircom BC for \$2,050.50 plus GST to install a pre-alarm warning light at the concierge's desk. Further discussion on this issue has been deferred to the next fiscal period.

## **CORRESPONDENCE**

Owners are invited to write council via the management company regarding any strata matters.

1. Council reviewed a correspondence letter from an owner requesting that a \$50 fine be reversed. The fine was levied as a result of the owner's failure to pay the catch-up strata fees. The owner had noted that he was unaware that the retroactive strata fees would not be taken out from his pre-authorized chequing. Council noted that the Annual General Meeting minutes cover page clearly stated that the catch-up fees would not be taken off the pre-authorized chequing and as such the fine will stand as is.
2. Council reviewed a letter from a representative of an owner of unit #3207. The letter cited various concerns regarding the ongoing leak. The council noted that no response was necessary as this issue has now been dealt with.
3. Council reviewed a complaint letter from an owner who was allegedly harassed by another resident in the building and who failed to control his dog while in the elevator. A unit number for the alleged harasser was not provided and such no further action could be taken; however, the council will continue to monitor the lobby for any inappropriate behaviour.
4. Council received and approved a hardwood floor installation request. The underlay material is to have STC and ITC ratings equal to or greater than 71.

## **NEW BUSINESS**

1. Fountain Start-Up: The building fountain will be started up as soon as a grill has been installed on the dryer duct of unit #601.
2. Building Painting: The agent was asked to obtain quotes for painting of the commercial section, and townhouses along West Pender Street.

It was moved, seconded and carried to terminate the meeting at 9:00 p.m. The next meeting is scheduled for Wednesday, July 15, 2009 at 5:30 p.m.

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## **RENTING YOUR UNIT DURING THE OLYMPICS?**

If you are thinking of renting your strata lot during the Olympics you should give very careful consideration to the following:

1. Your strata corporation has a bylaw in place that may prohibit you from renting your unit.  
*7.6(3) No residential strata lot may be rented for less than three months.*
2. Have you arranged for special insurance? The strata corporation's insurance policy remains in effect but it does NOT provide coverage for damages to your unit's contents or your belongings. Also, the strata corporation's insurance policy has deductibles. If a claim is made as a consequence of your tenant, you may well be responsible for the deductible which could be thousands of dollars.
3. Have you prepared a "Conduct Check List" for your tenant(s)? Back in 1986 when we had Expo 86, we observed a pattern of behaviour where short-term tenants thought that it was "party time" and "anything goes". Your strata council will likely not be in a mood to tolerate such conduct so we suggest that you develop a Conduct Check List for your tenants. It might save you the unnecessary expense of fines.