

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

THE CLASSICO

HELD: On Wednesday, July 15, 2009 at 5:30 p.m. at the Library at 1328 West Pender Street, Vancouver, B.C.

PRESENT:

Roman Piechocki	President
Mark Belben	Vice President
Cornel Berceanu	Building Maintenance
Irfaan Hafeez	Website/Admin.
John Shayegan	
Amir Alavi	

STRATA AGENT: Alex Korecki, Vancouver Condominium Services Ltd.

The meeting was called to order at 5:40 p.m.

GUEST SPEAKER (5:40 P.M. TO 6:00 P.M.)

Prior to the strata council meeting an owner requested clarification of the water leak originated from her bathroom. She had requested a reversal of a charge against her unit in the amount of \$410.55 for repairs of a damaged ceiling in the unit below caused by water overflow from her bathroom. The owner was informed as to the cause of the leak and the details of the incident. The owner was then excused from the meeting and after discussion; the council agreed that the charge would remain.

MINUTES

It was moved, seconded and carried to adopt the minutes of the **June 10, 2009** council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Roman Piechocki reviewed the June 2009 financial statement with the strata council. Mr. Piechocki informed the strata council that he would like to dispel any notion, perceptions or rumours of any financial problems during this fiscal year and noted that all current **finances problems** go back to the previous two years. Mr. Piechocki informed the council that all costs are in check and are being closely monitored by himself, with the assistance of the strata agent, noting that many small repairs have been taken care of by the site supervisor and council member Cornel Berceanu.

Mr. Piechocki then recommended that council approve the June financial statement, subject to correcting some transfers of expenses in November of 2008 and the presentation of data before the next council meeting.

The agent informed the strata council that various allocations made to the previous fiscal period are being reviewed by VCS accounting and that additional information will be available at the next meeting.

Approval of the June 2009 financial statement was deferred to the next meeting.

Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.

2. Arrears: The strata agent reviewed the arrears listing with the council and noted that accounts receivables are in good condition, with only one owner with a lien against their unit and four units with charge-backs on their accounts which, as per the *Strata Property Act* are not lienable. The strata council will continue to be diligent in pursuing owners with outstanding account balances.
3. Audit: Roman Piechocki informed the strata council that he has been diligently “auditing” this year’s financial statements with the assistance of the strata agent and colleagues who have served on previous councils. Roman Piechocki stated that he is comfortable with the current state of affairs and, in addition to the routine review of all invoices; he has examined operating statements, balance sheets, general ledger and bank reconciliations. Mr. Piechocki informed the council that he has also reviewed the Contingency Reserve Fund (CRF) transactions going back to 2004 and has found the account to be in order.
4. Drain Auguring Fund Close: Roman Piechocki informed the strata council that, as a result of a thorough review of the drain auguring project, re-evaluating of its scope, request for competitive bids, work supervision and scrupulous assessment and negotiation of the final invoice, the council has spent \$6,181.82 instead of the estimated and approved \$40,000.

Mr. Piechocki recommended that the Drain Auguring Fund be closed out and the remaining \$34,065.17 interest included be transferred back to the Contingency Reserve Fund. A vote was taken and it was moved, seconded and carried to proceed with the transfer.

5. Draft Budget: Roman Piechocki informed the strata council that, along with the strata agent, he is in the process of preparing a draft budget for council’s review and placement on the agenda for the upcoming Annual General Meeting.

6. Special Projects: The council reviewed various projects discussed throughout the year and agreed to pursue the following.
- i) Landscaping Improvements: At previous council meetings, the strata council approved landscaping improvements at the front of the building. This work was deferred due to the landscaper's illness. After discussion, council agreed to pursue this project in the next fiscal year.
 - ii) Treadmill Replacement: The council discuss in purchasing a new treadmill during the next fiscal year. Quotes will be reviewed at the next council meeting.
 - iii) Circular Driveway Repairs: The council was informed that the stamped concrete at the circular driveway has begun to deteriorate and after discussion agreed to budget for the driveway repairs. A quote will be obtained and discussion held at the next council meeting.
 - iv) Front Lobby Upstands: The council is discussing installing granite **or ceramic** tiles over the upstand to **minimize staining** and improve durability. After discussion, it was agreed to pursue this project and review quotes at the next council meeting.
 - v) Building Painting: The council reviewed quotes from Remdal Painting & Alumni Painters to re-paint **various sections of the building**. Additional discussion will be held on this issue at the next council meeting.
 - vi) Pressure Regulating Valves -Tower: Mr. Piechocki informed the strata council that Milani Plumbing Drainage & Heating previously replaced the pressure regulating valve on the 15th floor of the Tower **and that this work should also be done on 27th floor** and should be budgeted for in the next fiscal period. The council agreed with this recommendation.
 - vii) Mircom Recommendations: Mr. Piechocki informed the strata council that he is in the process of preparing a list of fire system recommendations by Mircom Fire and will have the list ready for review at the next meeting.

BUSINESS ARISING

1. Five-Year Warranty Items: The strata council was informed that Mondiale Developments continue cooperating with the council on various outstanding deficiencies. A meeting with a representative from Mondiale was recently held between Roman Piechocki, Cornel Berceanu and Dean Mandziuk (from Mondiale). An updated list of outstanding deficiencies has been compiled and will be mailed to the developer shortly. The agent informed the strata council that a response from Travellers Guarantee Company of Canada as to the reason for denying coverage for the Commercial Section of the building, is still pending.

2. Energy Conservation & Fireplace Gas: The council briefly reviewed a proposal from Sure Fire Gas Services to install metering devices within individual gas fireplaces in order to monitor gas usage and reduce the strata corporation's overall gas expense. Further discussion on this issue has been postponed to future council meetings.

Roman Piechocki informed the strata council that he has spoken to a representative from Enerpro Systems Corporation regarding various energy conservation initiatives recommended at the previous council meeting. Various data have been forwarded to the representative; however, no further information has been received.

3. Guest Suite Rental: 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: The council was informed that, after a third round of fire inspections, four units have still failed to provide access. As noted in the previous meeting minutes, all 14 units that were not inspected after the second round will be charged for the return trip, with the charge being equally divided amongst the units. In addition, the four units that have failed to provide access during the third round of fire inspection will be fined \$200 as per the strata corporation bylaws and in accordance with the *Strata Property Act*.

After discussion, council noted that the final four outstanding units will be given one month to arrange for an independent inspection, after which time council may elect to impose fines on an ongoing basis until such time as the report has been received by the strata council from a certified fire inspection company, stating that the fire devices have been inspected and are in working order.

5. Window Washing: Prior to the council meeting, the council authorized the agent to issue payment in full to Pacific Heights Window & Pressure Cleaning, as there was no direct proof that an owner's window was scratched during the window washing process. In addition to the above, the council reviewed a quote from Accurate Glass Ltd. in the amount of \$710 plus GST to have the scratched window replaced. After discussion, council noted that the glass **would** not be replaced for the owner, as they did not feel that this was a strata issue.
6. Irashai Sushi Code Compliance: The council was informed that Nikls One Call is in the process of conducting repairs to the electrical wiring improperly connected and damaged by the restaurant.

CORRESPONDENCE

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

1. Council reviewed a letter from an owner with recommendations for the gas fireplace monitoring devices. Council thanked the owner for her correspondence.
2. Council reviewed a letter from an owner requesting that disinfectant spray bottles be provided in the gym to wipe down equipment and complaining of scum build-up in the Jacuzzi area. The council thanked the owner for her letter and noted that it is the individual owner's responsibility to bring down their own towels **and disinfectants** to wipe down the equipment before and after use. In addition, the council noted that they **would** continue to monitor the Jacuzzi area and ensure that cleanliness is maintained.

NEW BUSINESS

1. Insurance Broker Review: The council has decided not to participate in review of various insurance programs that are available to the strata corporation at a cost of \$125. VCS would have retained Copper Roof Risk Management, a well-established independent firm that is used widely by industry and government to provide advice and guidance on insurance programs.
2. Contracts: The strata council briefly reviewed various monthly contracts at the building and made the following decision:
 - i) Concierge: A new contract has been signed with CMI for a period of six months. There were no price increases or changes to the contract from the previous year.
 - ii) Landscaping: The council noted that **due to the owner illness**, Sid Jongbloed Landscaping Services has been terminated as of July 31st and Green Coast Garden Services is scheduled to start work on August 1st at a price of \$50 per week plus GST.
 - iii) Carpet Cleaning: The council was informed that Cleaning Connection has a quarterly contract, billed on a monthly basis. After discussion, it was agreed to terminate Cleaning Connection's contract and have them clean the building on an "as needed" basis.
 - iv) Exercise Equipment: The council was informed that they currently have a quarterly maintenance contract with Exertec for the maintenance of the exercise equipment. After discussion, it was agreed to terminate Exertec's contract and have them contacted on an "as needed" basis.

- v) VCS Contract: Negotiations for renewal of the VCS contract are scheduled to commence the week of July 20th.
3. Fob/Security: Owners are reminded that tenants are not able to purchase fobs without written consent from the owner of the unit.
4. Recyclables' Disposal: Recently, some residents have been depositing garbage into the recycling bins and are not sorting the recycling material properly. Please ensure you put all household garbage in the garbage compactor and put only the materials into the blue bins as noted on the bins. Residents not adhering to this request will be subject to bylaw fines. The strata corporation has already been charged on numerous occasions by the City of Vancouver for improper disposal of recyclable materials.
5. Domestic Water Distribution System: Roman Piechocki informed the strata council that there was a **breakdown** of the two expansion tanks in the **upper** rooftop boiler room. **It is likely that** as a result of this incident, one booster pump has failed. Also, there was a minor leak to the penthouse unit, which was minimized due to the fact that, in the recent months, **floor** membrane has been installed in the rooftop boiler room. A repair recommendation has been received from Pacific West Plumbing & Heating for the failed booster pump. Additional quotes are still pending. The council approved a quote in the amount of \$800 plus GST from Seal Tech to have additional areas of the rooftop boiler room sealed to prevent any future leaks to the penthouse unit.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting has been scheduled for Tuesday, August 11, 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.