

# MINUTES OF COUNCIL MEETING

## STRATA PLAN BCS-460

### CLASSICO

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**HELD:** On Wednesday, November 25, 2009 at 5:30 p.m. in the Library, 1328 W. Pender Street, Vancouver, B.C.

**PRESENT:**

Roman Piechocki	President/Treasurer
Mark Belben	Vice President
Cornel Berceanu	Building Maintenance
Irfaan Hafeez	Website Administrator
Paul McGeachie	

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

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

#### **ELECTION OF OFFICERS**

As this was the first meeting after an Annual General Meeting officer positions had to be filled. The following strata council members were elected to the noted positions.

Roman Piechocki	President/Treasurer
Mark Belben	Vice President
Cornel Berceanu	Building Maintenance
Irfaan Hafeez	Website Administrator

#### **FINANCIAL REPORT**

1. **Monthly Statement:** It was moved, seconded and carried to approve the September and October 2009 financial statements, as presented. 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 council continues to be diligent in pursuing owners with outstanding fees and charges on their accounts.

A response has not been received from the owners of 1368/1372 W. Pender Street (Irashai Restaurant). As owners may be aware from the previous meeting minutes, during the redevelopment of the unit the owner caused damage to the fire protection system, which resulted in the strata corporation incurring significant expenses.

Roman Piechocki and Paul McGeachie have volunteered to pursue collections of the outstanding amounts. They will first attempt to contact the owners of the unit directly. Should this fail to produce results Roman Piechocki and Paul McGeachie have been authorized by the strata council to file a small claims action against the unit owner.

3. Audit: The strata council has been provided with a finalized copy of the audit of the strata corporation's financial statements for 2008 - 2009 prepared by Felicity Webb, CGA. There were no questions or concerns.

## **BUSINESS ARISING**

1. Five Year Warranty Items: The developer, Mondiale Developments, continues to deal with the outstanding five-year warranty items. The main items of concern are the leak in the parkade P1 level and issues with dryer outlets on townhouses 8 and 9. The developer is expected to be on site shortly to deal with the outstanding deficiencies.

The strata council was advised that no response has been received from the developer in regard to the letter issued on September 28, 2009 advising the developer of their responsibilities to obtain warranty coverage for the commercial use areas.

2. Guest Suite Rental: As the council has received no feedback on the usage of the guest suite during the winter Olympics, it was agreed that the guest suite will be available for use by the residents on a first come first serve basis.
3. Annual Fire Testing: As discussed in the previous meeting minutes, the agent was directed to issue a letter to four unit owners who have failed to provide access for the annual fire testing. The owners were given until September 1, 2009 to arrange for inspection of their insuite fire devices by a certified inspection company or be subject to a \$200 fine. As of tonight's meeting three units have failed to provide inspection reports. The council directed the agent to levy a \$200 bylaw infraction fine against each of the outstanding units.
4. Irashai Restaurant Code Compliance: Please refer to financial report item #2, paragraph 2.
5. Booster Pump Replacement: Milani Plumbing Drainage & Heating has completed the booster pump repairs as quoted at a cost of \$3,719.10 tax included. The council directed the agent to issue payment to Milani.

The council then reviewed two invoices received from Spears Sales & Services Ltd.

- Invoice #019989 \$1,008.14
- Invoice #019693 \$107.13

As discussed in the previous meeting minutes, these invoices were sent to the council as a result of time spent by Spears to quote on the booster pump repairs. Spears had noted that should the council have chosen to conduct booster pump repairs through them these invoices would have been included in the total repair price. After discussion the council agreed that these invoices should not be paid and directed the agent to issue a letter to Spears Sales & Services informing them of the decision.

6. Front Lobby Upstands: Glory Carpet has completed the tiling of the front fountain retaining walls at a price of \$2,900 including taxes. A payment for the work has been issued.

## **CORRESPONDENCE**

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

1. Council reviewed a letter from an owner requesting reversal of \$250 in late fines. The owner expressed concern that his mailing address was changed to the unit address without his authorization. The change was in fact made as a result of returned mail received from the owner's original address. It is standard procedure to change the mailing address to the unit address when return mail is received. In the letter the owner noted that he was never late before and this was a first time occurrence. Upon full review of the owner's statement of account the council noted that the owner had in fact rarely been on time and has frequently been in arrears. At the time of the address change the owner would have already been aware of arrears on his account and fines being issued. After discussion council agreed not to reverse any of the fines imposed against the owner.
2. Council reviewed a letter previously issued to an owner who is allowing a non-resident of the building to use his parking space and directed the agent to proceed with levying a \$200 fine against the said unit.
3. Council reviewed the letter from an owner who has failed to provide access to his unit for fire inspections. The owner noted that he had provided a key to the concierge and informed the concierge verbally that they are allowed to access his unit at any time for any purpose. Upon review it was noted that the owner has two locks on his unit and had only provided the concierge with a key for the bottom lock. The top lock was jammed and could not be opened. In addition the council noted that a key couldn't be left with the concierge with a verbal permission to enter. Owners must provide the concierge with

written authorization to enter the unit for a specific purpose or, should the owner be leaving for vacation, they must specify a period of time during which a key can be used. After discussion council agreed not to reverse any fire inspection charges and to proceed with levying a \$200 fine against the unit as previously discussed under Business Arising Item #3.

4. Council reviewed a follow up letter from an owner recommending the installation of gas timer switches within the individual units to help control the consumption of gas. The council thanked the owner for her correspondence and noted that they are still in the process of investigating various options.

## **NEW BUSINESS**

1. Flood - Unit 3507 to 3307: As owners may be aware, on October 8, 2009 the building suffered flood-affecting units 3507 to 3307. The flood was found to be the result of a burst toilet supply line in unit 3507. An insurance adjuster was appointed and repairs are currently in progress.

As this flood was the result of a burst toilet supply line (an insuite issue) the strata council directed the agent to charge back the owner for the strata's insurance deductible of \$10,000. This charge has been added to the owner's account.

2. Treadmill Replacement: As discussed in the previous meeting minutes the council was provided with various quotes from Life Fitness and Fitness Depot for the replacement of the treadmill. The price ranged from \$5,157.23 to \$3,858.83. After discussion, it was moved, seconded and carried to proceed with purchasing a Life Fitness treadmill model CLTREAD DOME LOW VT ENGLISH at a price of \$5,157.23 including tax, delivery and installation. Council noted that the treadmill comes with a seven-year warranty.
3. Camera Upgrade: It was moved, seconded and carried to proceed with a quote from Whistler Communications in the amount of \$1,049 plus tax to upgrade the camera at the parkade entrance.
4. Building Rules: It was moved, seconded and carried to approve the building rules as presented. A copy of the rules is attached to the back of the meeting minutes.
5. Reorganization:
  - (i) Building Manager: As discussed at the Annual General Meeting and in the previous meeting minutes the council is in the process of hiring a second building manager to help facilitate with maintenance and management of the building. An ad for the position was posted shortly after the Annual General Meeting. The council has

reviewed a number of resumes and has shortlisted five potential candidates. The agent has been asked to arrange interviews with the candidates.

(ii) CMI Contract: With the upcoming building reorganization the council is expecting some changes to the Concierge Management Inc contract. Prior to the meeting, the council had received a proposal from CMI to extend their contract for an additional one-year term. The council noted that with the proposed reorganization they are not able to sign the contract and as such have requested the agent to maintain the contract on a month-to-month basis.

6. General Maintenance: Roman Piechocki and Cornel Berceanu are preparing a general maintenance list on a monthly basis and providing it to the site supervisor to facilitate various building maintenance and repairs.
7. Telus Mobility Contract: It was moved, seconded and carried to terminate the current cellular phone contract with Telus Mobility and sign a contract with Fido. The council directed the agent to obtain the City Fido plan, which includes 2000 anytime minutes and unlimited evenings and weekends at a price of \$45 per month. The agent is authorized to sign a contract of up to three years.
8. Short Term Rentals: Owners please note that move in charge and Form K requirements are applicable to all units including furnished units rented on a short-term basis. The cooperation of all rental unit owners in complying with the above noted a bylaws requirement is appreciated.
9. In-suite Appliance Repairs: As the building ages, the council is expecting more floods to occur as a result of worn dishwasher and washing machine supply lines. The council is considering proposing a resolution at the next Annual General Meeting to have these lines replaced.
10. Building Painting: The building painting will be scheduled for spring.
11. Roof Anchor Testing: The roof anchor testing was completed on November 9<sup>th</sup>.
12. Window Washing "AGM": At the AGM an owner had recommended to the strata council to consider having the windows washed two times a year. As the budget does not allow for this, the windows will continue to be washed on a yearly basis.
13. Landscaping Upgrade "AGM": At the AGM an owner inquired as to the status of the landscaping upgrades around the building. The council will be scheduling the upgrades in early spring.

14. BFL Terrorism Coverage: The agent presented to the strata council a memo outlining new insurance coverage from BFL as preparation for the upcoming Olympics. The "Terrorism Coverage" would cover any loss as a result of terrorism, which is currently excluded from the building insurance policy. The plan would have to be in place for a full year at the premium of \$7,138 and would cover a maximum limit of \$2,000,000 at a deductible of \$100,000. The building is currently insured for a limit of \$80,650,300. After discussion the council agreed to opt out of this coverage.
15. Enter Phone: Recently the front entrance enterphone stopped functioning and had to be repaired. The enterphone motherboard was swapped out at a price of \$2,950 plus tax by Whistler Communication. Whistler Communication has determined that the damaged enterphone motherboard can be repaired. The repaired board will be returned to the building in case of future breakdowns.
16. Hot Tub: As owners are aware, the hot tub was shut down due to a resident using some type of chemical/soaps in it. Originally, the council expected that the hot tub could be drained and refilled; however, it was found that the chemicals had caused significant damage to the gaskets and seals. Repairs are still in progress.
17. BC Hydro Power Smart: The council reviewed a letter from BC Hydro recommending that the building take advantage of their Power Smart program.

The council had previously approached Commercial Lighting to provide an assessment of cost savings. The upgrades are estimated at \$21,000; however, this amount would be reduced by BC Hydro's rebate of approximately \$7,000 and an estimated power savings of \$9,000 per year.

The council intends to present this proposal as a  $\frac{3}{4}$  Resolution at the next Annual General Meeting.

18. Gas Metering: Paul McGeachie has volunteered to investigate various alternatives and prices for installing gas timers within the individual units and will discuss his findings at the next strata council meeting. The council currently does not intend to mandate the installation of the gas timers within every unit as was originally planned with the gas metering program.

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be a strata council meeting and has been scheduled for 5:30 p.m., Wednesday January 27, 2010.

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### **Parking During February & March 2010**

VCS will be open for regular business hours during the Olympics and Paralympics through February and March 2010; however, if you come to pay your strata fees or special levies in person at our office, please remember parking will be very hard to find. We have all been told that residents, businesses and visitors can expect rush hour conditions and parking restrictions in Downtown Vancouver 24 hours a day during Games time. In fact, there will be no parking permitted on Georgia Street during the games. We encourage you use Canada post during this time or, better yet to sign up for PAC Preauthorized Chequing for strata fee payment. You may also make payments on-line (see [www.vancondo.com](http://www.vancondo.com)).

Parking may also be affected where you live or work. There is up to date information on many Olympic topics here:  
<http://olympichostcity.vancouver.ca>