

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

THE CLASSICO

HELD On Wednesday, August 18, 2010 at 4:30 p.m. in the Library,
1328 West Pender Street, Vancouver, B.C.

PRESENT

Roman Piechocki	President/Treasurer	
Mark Belben	Vice President	(4:50 p.m. – 6:45 p.m.)
Peter Van Diepen		
Mark Latham		
Paul McGeachie		(4:35 p.m. – 6:00 p.m.)

GUESTS

City of Vancouver, Energy Conservation Dept.		
Laura Krohn		(4:35 p.m. – 5:00 p.m.)
Jennifer Richards		(4:35 p.m. – 5:00 p.m.)

STRATA AGENT Alex Korecki, Vancouver Condominium Services Ltd.

The meeting was called to order at 4:35 p.m.

GUEST BUSINESS

The above mentioned representatives from the City of Vancouver were invited to the council meeting to speak in regards to an energy conservation initiative by the City of Vancouver. Please refer to New Business, Item #3 for additional discussion on the matter.

MINUTES

It was moved, seconded and carried to adopt the minutes of the July 20, 2010 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** The July, 2010 financial statement was distributed at the meeting and approval deferred to the next council 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. Account Balances: The current balances for the 11th month ending July 31st 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$544,431 (Including CRF Balance)
 - CRF Balance \$355,660 (Contingency Reserve Fund)
3. Arrears: The council and the strata agent continue to be diligent in pursuing owners with outstanding fees and chargebacks on their account.
4. LIWP Investments Ltd. – 1368/1372 W. Pender: As stated previously, a Default Order of Judgement has been obtained against LIWP Investments Ltd. as a result of their failure to pay outstanding chargebacks on their account totalling \$7,226.08 (\$6,995.32 for unit #1368 and \$230.76 for unit #1372).

The council has been provided with three post-dated cheques from LIWP Investments Ltd. for the total outstanding amount. The cheques are dated July, August and September 27th. The council expressed concern that should LIWP Investments Ltd. choose to put a stop payment on their cheques they would have up to 30 days to do so. The agent was directed to write to LIWP Investments Ltd's bank advising them that should they stop payment on any of the three cheques they will be indirect contravention of the Court Order.
5. 2010/2011 Draft Budget: The council is in the process of reviewing the budget for the upcoming fiscal period.

BUSINESS ARISING

1. Five Year Warranty: Despite Travellers Guarantee Company of Canada accepting the outstanding claim items; item numbers #19, #20 and #21 as per the List of Claims, the builder, Pinnacle Pender Developing Partnership/Mondiale Development Ltd. has failed to address the outstanding deficiencies.

The agent was directed to advise Travellers Guarantee Company of Canada accordingly.

2. Unit #407 – Backup: The above unit experienced a flood due to a sink backup. The unit owner deemed the carpet in the bedroom and den/office to be beyond repair. A quote was obtained from Easycare Restoration to replace the carpet in the bedroom at a cost of \$797.44 and the den/office at a cost of \$436.80.

The council noted that the carpet was previously damaged and that not all damage was attributed to the flood. As such, the agent was directed to offer the owner a settlement on a "Without Prejudice" basis of \$600 for the carpet replacement.

As of tonight's meeting the council was in receipt of a letter from the owner rejecting the proposal. The council felt that the offer was more than fair and directed the agent to inform the owner that the original offer will stand at \$600 on a "Without Prejudice" basis and will be open for acceptance for the next seven (7) days at which point it will be withdrawn.

3. Move In Violation: The council is in receipt of a report from the building staff noting three units which moved into the building and failed to submit a move in fee. The agent was directed to levy a \$100 move-in fee for every unit as per the strata corporation bylaws and issue a letter indicating a potential fine of \$200 for failure to pay the move in fee. Pending a response or lack thereof from each suite, the agent was directed to instruct to apply the \$200 fine for each unit as appropriate.

The council was in receipt of letters from residents who were charged a move in fee but claimed that a move in did not take place. The building staff is in the process of researching the owners' claims and will reverse the fines if appropriate.

4. Bylaw Review: The agent was presented with a list of bylaws that the council is considering imposing and/or amending at the upcoming Annual General Meeting. The agent will prepare the bylaws and forward them to the council for review.
5. A/C Refrigerant Insulation: Pacific West Plumbing & Heating is in the process of replacing the failed A/C refrigerant insulation on the building rooftop.
6. Booster Pump Upgrade: The council reviewed quotes from Ram Mechanical and Pacific West Plumbing & Heating to replace the booster pumps with more modern equipment. A quote from Milani Plumbing & Heating is pending.
7. Membrane Refurbishment: The council received reports that the balcony membranes are starting to peel and may need to be repainted. As part of an ongoing building maintenance plan quotes were requested from Alumni Painting and Columbus Construction. The quotes were as follows:

- Alumni Painting - \$94,500 plus tax
- Columbus Construction & Restoration - \$945 & \$1,341 plus tax (per balcony dependant on balcony size)

The council expects to undertake this project in the coming years.

8. Stamped Concrete Refurbishment: The council was considering refurbishing the front building driveway. A quote was obtained from Curb King in the amount of \$6,568 to install new stamped concrete.

The driveway was also reviewed by Sydney Driveways who recommended that the most feasible option would be to steam wash the front driveway and reseal it. A quote for the driveway resealing is pending. The agent was directed to obtain a steam cleaning quote.

9. Gas Leak - #649 Jarvis Street: The Council previously received a report of a minor gas leak on the patio barbeque fitting at the above unit. It was determined that the only way to repair the gas fitting was to shut down the gas to a portion of the building.

The council originally intended to use Pacific West Plumbing & Heating for the repair; however, it was brought to their attention that another component on the rooftop air make-up unit would need to be serviced at the same time. In order to obtain an additional discount and due to the fact the projects are related in nature, the gas fitting repair job was awarded to Ram Mechanical. Ram Mechanical is in the process of scheduling a date for the work.

During the gas shutdown the council intends to install various isolation valves which will eliminate the need to shut down gas to entire sections of the building when conducting repairs.

10. Leaching Balcony Tiles: It was previously brought to the council's attention that an owner installed tiles on their balcony in contravention of the building bylaws and without council's approval. The installed tiles leached onto the balcony below causing efflorescent staining and damage. The owners were advised of the damage and promptly removed the tiles, returning the building membrane to its original condition. The council has arranged for the efflorescent staining to be cleaned on the affected unit with all associated charges billed back to the responsible unit.
11. Third Floor Carpet Replacement: The council reviewed quotes from Glory Carpet and Tech Flooring to replace the carpet on the third floor with a more durable, carpet tile material. In between council meetings, the work was awarded to Glory Carpet at the cost of \$2,950, tax included. The work is expected to be completed within the next two to three weeks.
12. Surveillance Camera Upgrade: Whistler Communications has finished installing the camera upgrades at the cost of \$5,173 plus taxes. The council directed the agent to hold payment of the invoice until further notice while minor kinks in the system are worked out.

CORRESPONDENCE

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

1. Council reviewed a letter from an owner who was assessed a \$100 move in fee and a \$200 fine for failure to pay the said move in fee. The owner stated that he was not aware that fully furnished suites had to pay a move in fee. After discussion the council agreed to reverse the \$200 bylaw fine as this was the first incident of this nature.
2. Council reviewed a letter from an owner regarding staffing issues at The Classico. The council has reviewed the owner's concern in detail and directed the agent to respond.

3. Council reviewed a letter from a resident noting that he was not aware of the need to pay a move in fee for fully furnished suites and expressing concern over the need for a move in to exist for furnished suites. The owner also requested the council to reverse a \$200 bylaw fine, as a result of failure to pay the move in fee, the owner had since paid the move in fee. The council agreed to reverse the fine as this was the first incident for this particular resident. The council intends to address the issue of fully furnished move in fees at the next Annual General Meeting.
4. The council reviewed a letter from Unique Accommodations, the management company for one of the suites in the building. Unique Accommodations expressed concern that this particular unit has a failure in the waterproof membrane located in the bathroom. Based on an opinion from a restoration company, the tiles in the bathroom would need to be removed, a new membrane installed. It was Unique Accommodations' opinion that this repair should be paid for by the strata corporation. The council noted that the waterproof membrane forms a part of the strata lot and is in no way connected to the strata common property. As such, the repair is the sole responsibility of the unit owner.

NEW BUSINESS

1. Back Alley Fire Zone Painting: The council reviewed and approved a quote in the amount of \$375 plus tax from Ridgemount Properties Services to repaint the yellow fire zone lines in the back alley adjacent to Townhouse 649.
2. Fire Pump Repairs: The council reviewed a quote from Mircom Distribution Inc. in the amount of \$2,270 to conduct repairs to the jockey pump relief valve and the fire pump relief valve. After discussion the agent was directed to obtain an additional quote from Levitt Fire Safety.
3. City of Vancouver Energy Conservation: Representatives from the City of Vancouver attended the council meeting to speak in regard to a new initiative that is aimed to improve energy efficiency in Vancouver High-rises. The city is in the process of pre-screening buildings to see if they qualify for an energy retrofit program and deemed The Classico to be a good fit. The City is reviewing various energy conservation options for the Classico and will present a recommendation at the next meeting.
4. Party Room Carpet: As the carpet in the party room has become extensively stained, with stains reappearing within a few weeks of carpet cleaning, the council directed the agent to obtain a quote to have the carpet replaced with linoleum or tiles.
5. Voter Media For Classico: Council member Mark Latham recommended that council put forward the following proposal to Classico owners at the October 2010 AGM:

Classico owners should budget \$3,650 for a trial implementation of "Voter Media" for the Classico community in the 2010/2011 fiscal year. The funds would be allocated throughout the year by a vote of Classico community members, to competing blogs that serve the Classico community. This system has been developed and tested at the UBC's student union, and found to benefit that community in several important ways. It improves the connection and

