

MINUTES OF COUNCIL MEETING
STRATA PLAN BCS-460
THE CLASSICO

HELD On Thursday, September 23, 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
Peter Van Diepen
Mark Latham
Paul McGeachie

STRATA AGENTS Alex Korecki, Vancouver Condominium Services Ltd.
Bill West, Vancouver Condominium Services Ltd.

The meeting was called to order at 4:30 p.m.

NEW AGENT

Mr. Alex Korecki advised that effective November 1, 2010, Bill West would be assuming responsibility as the Strata Agent at The Classico. Mr. West and Mr. Korecki will work together over the next month to ensure a smooth transition. Council wished Alex good luck in his future endeavours.

MINUTES

It was moved, seconded and carried to adopt the minutes of the August 18, 2010 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** It was moved, seconded and carried to approve the August 2010 financial statement, as distributed. 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 12th month ending August 31, 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$ 585,591 (Including CRF Balance)
 - CRF Balance \$ 363,655 (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 accounts.
4. LIWP Investments Ltd. – 1368/1372 West Pender: As stated previously a Default Order of Judgement was obtained against LIWP Investments Ltd. as a result of their failure to pay outstanding chargebacks totalling \$7,226.08.

Since the order LIWP Investments Ltd. has been diligently paying the outstanding amounts via three (3) post-dated cheques. As of tonight's meeting, only \$1,945.28 remains outstanding.

5. 2010/2011 Draft Budget: The council reviewed the draft budget for the 2010/2011 fiscal period and will place it on the agenda at the upcoming Annual General Meeting. There is no proposed increase in strata fees.

BUSINESS ARISING

1. Five Year Warranty: The agent advised Travellers Guarantee Company of Canada of the builders, Pinnacle Pender Developing Partnership/Mondiale Development Ltd. failure to address the outstanding deficiencies. The developer has since taken action and is in the process of addressing the outstanding deficiency items.
2. Unit #407 – Backup: The owner of the above mentioned unit accepted the strata corporation's settlement on a "Without Prejudice" basis in the amount of \$600 for the outstanding carpet repairs. As discussed previously, the above unit experienced a flood due to a sink backup.
3. Move-In Violations: There were no move-in violations to report.
4. Bylaw Review: The agent is in the process of preparing bylaw amendments and additions for presentation at the Annual General Meeting. The bylaws will be forwarded to the council for final approval.
5. A/C Refrigerant Insulation: Pacific West Plumbing & Heating has replaced the failed A/C refrigerant insulation on the roof top.
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. Stamped Concrete Refurbishment: The stamped concrete driveway was hot pressure washed and resealed with the assistance of building staff, the council president and a resident at a cost of \$1,464. The council expressed special thanks to the volunteer resident.

8. Gas Leak #649 Jervis Street: The previously reported gas leak on the patio BBQ fitting at the above unit has been repaired by Ram Mechanical. There was no need to perform a building-wide gas shutdown. As a result, the previously discussed isolation valves were not installed.
9. Third Floor Carpet Replacement: Glory Carpet completed the carpet replacement on the third floor at a cost of \$2,950 including tax. Council expressed satisfaction with the quality of work and directed the agent to pay the invoice in full.
10. Surveillance Camera Upgrade: Whistler Communication finished installing the camera upgrades at a cost of \$5,173 plus tax. The council directed the agent to pay the outstanding invoice in full.
11. Back Alley Fire Zone: Ridgemont Property Services repainted the yellow fire zone lines in the back-lane adjacent to Townhouse 649 Jervis Street and along back-lane access to the tower.
12. 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. A second quote from Levitt Fire Safety is pending.
13. City of Vancouver Energy Conservation: A representative from the City of Vancouver previously attended the council meeting to discuss a new initiative aimed at improved energy efficiency in Vancouver High-rises. The City is in the process of pre-screening buildings to see if they qualify for the energy retrofit program and deemed The Classico to be a good fit. A special council meeting with the City of Vancouver is scheduled for October 4th to discuss the City's recommendations. At this time the council will decide whether to add a $\frac{3}{4}$ vote resolution at the upcoming Annual General Meeting for discussion and approval by the owners.
14. Party Room Carpet: The council reviewed a quote from Glory Carpet in the amount of \$13,600 to replace the carpets in the Party Room with ceramic tiles. A $\frac{3}{4}$ vote resolution in the amount of \$15,000 will be presented at the upcoming Annual General Meeting for approval by the owners.

CORRESPONDENCE

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

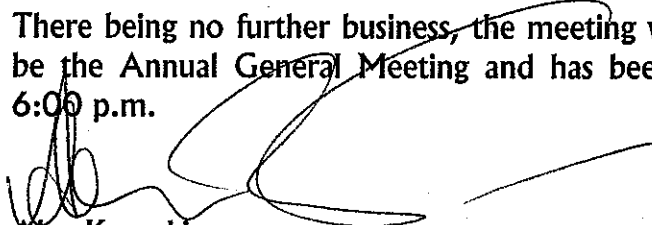
1. In between council meetings the council approved renovation plans in unit #1366 West Pender Street to develop a skin care clinic.
2. Council reviewed a letter from a resident expressing concern over a townhouse unit disposing of cigarette butts on the common property. The agent was directed to issue a letter to the owner of the unit in question.

3. Council reviewed a letter from a resident expressing concern over the Sushi restaurant inappropriate use of garbage disposal. The agent was directed to issue a fine to the restaurant subject to a hearing.
4. Council received a report from a building supervisor that unit #903 is noticing ceiling staining on their bedroom ceiling every time the dryer is run. The building manager will be asked to investigate upon his return.
5. Council received a praise letter from a resident expressing thanks and gratitude to the council for hiring Mr. Cornel Berceanu noting that he has come highly recommended from a neighbouring building.
6. The Council received a praise letter from a resident expressing gratitude for addressing the balcony tile leaching issue which was resulting in stained balcony glass.

NEW BUSINESS

1. Parkade Gate Operator: In-between council meetings there was an incident whereby the parkade gate operator failed and was replaced on an emergency basis by Reliable Doors at a cost of \$1,400 plus tax.
2. Unit #305 Backup: Recently there was an incident whereby the sink in unit #305 backed up on two separate occasions. Milani Plumbing was dispatched and a report is pending. After discussion, council instructed the agent to contact Pacific West Plumbing & Heating to review the area and provide a recommendation.

There being no further business, the meeting was adjourned at 5:10 p.m. The next meeting will be the Annual General Meeting and has been scheduled for Thursday, October 28, 2010 at 6:00 p.m.


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INSURANCE COVERAGE

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for any individual contents, betterments, or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any and all improvements. You should contact your home insurance company to determine if you have this coverage or not.