

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

THE CLASSICO

HELD: On Thursday, March 4, 2010 at 5:30 p.m. in the Library at 1328 West Pender Street, Vancouver, B.C.

PRESENT

Roman Piechocki	President/Treasurer
Mark Belben	Vice President
Irfaan Hafeez	Website Administrator
Paul McGeachie	
Peter Van Diepen	

STRATA AGENT Alex Korecki, Vancouver Condominium Services Ltd.

The meeting was called to order at 5:35 p.m.

ELECTION TO COUNCIL:

It was moved, seconded and carried to elect Peter Van Diepen to the strata council.

GUESTS:

1. LIWP Investments Ltd. /Irashai Sushi Restaurant: (5:42 p.m. – 5:52 p.m.)

Two representatives from LIWP Investments/Irashai Sushi Restaurant were present at the meeting to speak to the council in regard to the outstanding chargebacks on their accounts totalling \$7,226.08. (\$6,995.32 for unit #1368 and \$230.76 for unit #1372). Accompanying them were two representatives for the general contracting company that did the renovation work which eventually led to the prior mentioned charge backs.

The LIWP Investments/ Irashai Sushi Restaurant representatives informed the council that they have received all the correspondence issued by VCS and that the information has been submitted to their insurance company. They explained that the insurance company is processing the claim, and that the strata corporation should expect payment of the outstanding amounts by March 31st. The council thanked the representatives for their attendance and excused them from the meeting at 5:52 p.m.

The council discussed the proposal at hand and noted that, should the funds not be received by March 31st, they intend to take legal action against LIWP Investments/Irashai Sushi Restaurant to claim the outstanding funds.

Guest #2 - 5:53 p.m. – 6:12 p.m.

Through the month of February, the council received three letters from the above- owner and invited her to appear at the council meeting to express her concerns. The issues range from building staffing to parking rules and regulations, personal safety and the operation of the parkade gate. After discussion, the council thanked the owner for her attendance and the owner was excused at 6:12 p.m. The council discussed the owner's concerns in detail and directed the agent to respond accordingly.

MINUTES

It was moved, seconded and carried to adopt the minutes of the January 27, 2010 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: It was moved, seconded and carried to approve the January, 2010 financial statement 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. Account Balances: The current balances for the 5th month as at January 31, 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$414,974.86 (including CRF Balance)
 - CRF Balance \$308,476.97 (Contingency Reserve Fund)
3. Arrears: The agent continues to be diligent in pursuing owners with outstanding fees and charges against their accounts.
4. Irashai Sushi Restaurant (please see "Guest Speaker – Item #1).

BUSINESS ARISING

1. Five Year Warranty Items: The agent informed the strata council that he met with the council President, Roman Piechocki, prior to the meeting to review the outstanding warranty items. As there are a number of items still remaining, the agent was directed to issue a letter to Traveller's Guarantee Company of Canada and advise them of the developer's failure to address the outstanding items.

The agent also advised the council that on Thursday, February 25th he, the council President, and the Building Manager, Kevin Rose met with a representative from Mondiale Developments, Dean Mandziuk to investigate a report of a roof leak in town house #2. Upon investigation, Mr. Mandziuk, concluded that the moisture damage within the unit was caused by condensation due to the failure on behalf of the owner/tenant to adequately ventilate the unit. The agent was directed to issue a letter to the developer confirming his statements from the meeting.

2. Treadmill Replacement: The agent reported that he had confirmed with Life Fitness that only GST is applicable on the treadmill replacement at a total cost of \$5,042.84 plus GST. The council authorized the agent to issue a pre-payment cheque in the full amount to Life Fitness as required prior to the delivery of the equipment. Issuing of the cheque is pending confirmation of Life Fitness's WCB coverage.
3. Fire Deficiencies: The council reviewed the fire deficiency report dated February 19, 2010 completed as a result of the annual fire equipment testing conducted on Wednesday, February 3rd to Friday, February 5th.

The report noted that thirty units failed to provide access. After cross-referencing the building records, it was determined that twenty-eight units had in fact failed to provide access. The agent was directed to schedule follow-up testing for the missed suites with all associated charges for the return trip being billed back to the missed units. Owners are reminded of the inserts from the annual fire equipment testing notice which read:

"Failure to provide access will result in council scheduling a follow-up inspection. All associated charges are being billed back to your unit".

The report noted that all fire extinguishers are due for six year maintenance at the cost of \$4,150 plus GST. The agent was directed to obtain additional quotes.

4. Dryer Vent Cleaning / Grill Replacement: The council was informed that the dryer vent cleaning has been scheduled for April 6th to 13th. Memos will be posted in the building with a detailed schedule of inspections. The agent will arrange a meeting with National Air Technologies and the council President to review the scope of work prior to the start of the dryer vent cleaning.

Dryer vent grill replacements are pending confirmation by Roman Piechocki as to the exact number of vents requiring replacement.

5. Window Washing: Scheduling of the window washing is pending completion of the dryer vent cleaning.

6. Painting: Maurice F. Hulscher of Alumni Painting Ltd. has met with the building manager, and the council President to reconfirm the original painting scope of work quoted on July 6, 2009. It was moved, seconded and carried to proceed with painting of all concrete walls of Townhouses 1 through 10, painting of concrete walls of the Commercial Sections, the pillars on the ground floor of the high-rise building including the two pillars of the pool directly above the driveway. As some owners have expressed concern that the vines growing on the side of the building would be damaged during the painting process, Alumni Painters will consult with the individual owners to ensure owner satisfaction.

7. Landscape Improvements: The council reviewed three quotes for landscaping improvements. Two from Green Coast Ground Service and one from Hoe! Hoe! Hoe! Gardening Services Ltd. The quotes were as follows:
 - Hoe! Hoe! Hoe! Gardening Services Ltd. \$4,588.50
 - Green Coast Ground Service \$3,800.89
 - Green Coast Ground Service \$2,215.00

Council member Irfaan Hafeez presented to council a sample rendering of what the front landscaping area would like depending on the type of ground coverage that was used. The council thanked Irfaan for his efforts and it was, moved, seconded and carried to authorize him to proceed with the front landscape improvement project at the cost not to exceed \$5,000.

8. Smithrite Disposal Contract: Prior to the council meeting, the council authorized the agent to sign a two year maintenance contract with Smithrite Disposal. The cost will be \$200 per visit.

The council also reviewed the Smithrite garbage disposal contract and noted that it is a three year auto renewing contract with a sixty day termination clause. Should council wish to terminate the contract in the future, notice would need to be served sixty days prior to August 1, 2012.

CORRESPONDENCE

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

1. At the previous council meetings, council authorized the agent to issue a fine in the amount of \$200 against a unit owner whose tenant had been allowing a non-resident of the

building to park a vehicle in the parkade. The outstanding fine has since been paid by the tenant/owner; however, the tenant has disputed the fine noting that both vehicles are owned by him and that the non-resident is not using the parking stall. After discussion, the council noted that they have no intentions of reversing the fine explaining that the ownership of the vehicle is irrelevant and that the tenant had in fact been allowing a friend who is a non-resident of the building to use his vehicle.

2. The council reviewed a letter from an owner regarding inappropriate behaviour of a resident on Saturday, February 6th and directed the agent to issue a warning letter to the owner.
3. The council reviewed three letters from an owner. For details on the discussions of these letters (please see "Guest Business – Item #2).
4. The council reviewed and approved a request from an owner to install hardwood flooring within his unit. The own has agreed to use an underlay material with an STC rating of 73 and IIC of 72.
5. The council reviewed a letter from an owner who requested permission to replace the existing hardwood flooring which was damaged by a tenant with new hardwood flooring. The owner did not have any intent of upgrading the underlay. The council noted and approved the request subject to the owner upgrading their underlay to a material with STC and IIC ratings equal to or greater than 70.

NEW BUSINESS

1. Hose Replacement: As a result of a recent flood in the building which was attributed to a burst toilet supply line, the council began investigating the possibility of upgrading the dishwasher and washing machine supply lines to stainless steel braided hoses. The agent is in the process of obtaining quotes. The strata council intends to propose the work as a $\frac{3}{4}$ Vote Resolution at the next Annual General Meeting.
2. Roof Air Makeup Unit: The council reviewed a quote from Milani Plumbing Drainage & Heating dated February 15, 2010 recommending maintenance of the roof air makeup unit at the price of \$547.00 plus GST. The agent was directed to obtain a secondary quote from RAM Mechanical.
3. Landscaping Services: It was moved, seconded and carried to proceed with Green Coast Ground Services for monthly landscaping services at the price of \$50.00 per week.
4. Move-In Fees: During the past year, the strata corporation has experienced numerous problems with furnished suites. More specifically, owners and tenants have overlooked the fact that a move-in fee is payable regardless if the suite is furnished or not. The strata council is in the process of constructing a letter which will be mailed to all owners informing them of the move-in fee payment requirements. Any person caught conducting

a move-in without prior booking the elevator or failing to pay the move-in fee ahead of time will be subject to a \$200 bylaw fine on top of the \$100 move-in charge.

5. Vitodens Boilers: Mr. Piechocki, informed the council that he had spoken to RAM Mechanical who advised that Viessmann recommends the service of Vitodens boilers every twelve months. The boilers installed at the building have not been serviced for almost two years. The three boilers that were serviced, were serviced almost a year ago. RAM proposed servicing the boilers at a total estimated cost of \$2,485 plus GST. It was moved, seconded and carried to proceed with the work
6. Noise Reminder: All residents are reminded to be courteous to their neighbours and wary of sound transmissions. Owners with hardwood floors in their units, should have at least 60% of the area covered with rugs and runners.

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting has been scheduled for Thursday, April 8, 2010 at 5:30 p.m.

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AK/am

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

We recognize that this is a sensitive topic due to the recent devastating earthquake in Haiti; however, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake ...

1. You are on your own. Do not count on your strata council or management company for assistance.
2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own and need to prepare accordingly.
3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to telephone the management company for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (i.e. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is NO government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. The Government of Canada advises you should be prepared to be self sufficient for at least 72 hours. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is "human nature". Please remember, however, that "You are on your own" is the hard truth and the only rule that counts.

For further information, please visit the following websites:

Ministry of Public Safety & Solicitor General

http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Earthquake Preparedness Tips

<http://vancouver.ca/emerg/prepyourself/earthquaketips.htm>

Public Safety Canada - What To Do during an Earthquake

http://www.preparez-vous.ca/_fl/earthquakes-what-to-do-eng.pdf