

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

CLASSICO

HELD On Wednesday, February 23, 2011 at 5:30 p.m. in the Library,
1328 West Pender Street, Vancouver, B.C.

PRESENT Roman Piechocki President/Treasurer
Peter van Diepen Vice-President
Mark Belben
Irfaan Hafeez

STRATA AGENT Bill West, Vancouver Condominium Services Ltd.

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the January 10, 2011, council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statements:** The Treasurer reviewed the financial statements for December 2010 and January 2011 and noted that finances in general were largely on budget. After a brief discussion, the council moved, seconded and carried to adopt the December 2010 and January 2011 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. **Account Balances:** The current balances for the 5th month as at January 31, 2011, in the appropriate funds are as follows:
 - Total Cash Balance \$ 617,779 (Including CRF Balance)
 - CRF Balance \$ 392,004 (Contingency Reserve Fund)
3. **Party Room Floor Fund:** The council requested that the agent close the Party Room Floor Fund and return the \$1,419.46 balance to the Contingency Reserve Fund.
4. **Arrears:** The arrears were reviewed and it was noted that, with several exceptions, the owners' accounts are in good standing.

5. 1338 West Pender Street - TH2 Fire Sprinkler Flood in 2008: The council received a communiqué regarding a fire sprinkler flood in 2008 from an insurance company seeking payment for an outstanding insurance deductible. Council directed the agent to investigate the history of this issue and attempt to resolve it with the insurer.

BUSINESS ARISING

1. Booster Pump Upgrade: B.C. Hydro approved the \$2,250 rebate for an energy audit. The test of the water consumption has been completed and the manufacturer's consultant will analyse data to determine the correct size of new pumps.
2. Washing Machine Hose Replacement: The Washing Machine Hose Replacement project began in January. Currently, there are 47 suites remaining to be upgraded. Council noted that the cost of this project will likely be significantly less than it would have been had an outside contractor been hired.
3. Window Washing: The semi-annual windows washing will be conducted at the end of March through April by Pacific Heights. The cost will be \$7,800 plus HST. Pacific Heights will additionally apply a Crystal Clear compound in order to remove the efflorescence on the east and north side of the building. The cost of this application will be \$14,500 plus HST. The council intends to have the crystal clear compound applied to the south and west sides in the following year. This treatment is not necessary on a regular basis but will be employed when needed.
4. Dryer Vent Cleaning: National Air will be conducting the annual dryer vent cleaning in suites on February 24th and February 25th. The dryer vents will be cleaned from the inside and outside.
5. Annual Fire Inspection: The annual fire inspection was conducted on February 1st – 4th. The official deficiency list has not been received but the number of suites not providing access is estimated to be approximately 10. The cost of this service was \$3,400 plus HST.
6. Carpet Cleaning: Coit Carpet Cleaners cleaned carpets in all levels of common area hallways, the library, exercise room and the guest suite. The couch in the library was also cleaned. The cost of the service was \$1,320 plus HST.
7. Emergency Stairwell Rekeyed: In order to improve building security, the inside door locks in the emergency staircases have been rekeyed. The original staircase key opens only doors at level 1. Owners and authorized tenants can receive one new key for the staircase access to the floor in which they live. All of the other floors, with the exception of the crossover floors were locked off to that particular key. Residents living on crossover floors 5, 10, 15, 20, 25, 30 and 35 do not require a new key. Please contact building managers to receive your new key.

8. Bylaw Fine: The council levied a bylaw fine for a resident that has left garbage repeatedly in the hallways.
9. Water Feature: The water feature pump repairs have been completed. The water feature will be cleaned and its operation will resume later this spring.
10. Form K – Notice of Tenant’s Responsibilities: The council agreed to add the Form K – “Notice of Tenant’s Responsibilities” form to the Classico website as a convenience for owners wishing to rent their unit. All owners are reminded of the Bylaw 7.6(4) which states:

7.6(4) Before a tenant may move into any strata lot, the owner shall deliver or cause to be delivered to the strata corporation a “Form K – Notice of Tenant’s Responsibilities” in the form set out in the Act, signed by the tenant.

Owners not providing the strata with a signed Form K from their tenants risk bylaw violation fines. Compliance with this bylaw is important for building security and general operation. The strata must be aware of who is residing on the premises.

CORRESPONDENCE

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

1. The new owner of suite 506 wrote to request approval to install hard surface flooring in the unit. The council has approved the request according to the bylaws.
2. An owner wrote requesting clarification of the newly rekeyed stairwells. The question pertained to whether the exit at level 3 was inappropriately locked off. The council responded that level 3 is not an emergency exit and, therefore, it was and should remain locked off for security purposes.
3. An owner wrote requesting no fine be charged for violation of Rule #13 – “Failure to ensure closure of the parkade gate”. The council researched the owner’s history of incidents in this regard and reported that there have been three such violations by this unit in recent history, therefore, the fine for violations is merited. The council directed the agent to write to the owner and inform them of this decision.

NEW BUSINESS

1. Commercial Unit: Roman Piechocki, Peter van Diepen and the strata agent, Bill West, met on February 16th with the owner of one of the commercial units to review their request to utilize visitor parking at level 1 for their commercial clients. The owner has been advised that this parking section is strictly for residential use and not to be utilized by the

commercial section. The owner was also advised that commercial businesses are not allowed to use residential garbage, but the bin in the back alley.

2. Hot Water Circulation Pump/Roof Boilers: This pump failed recently and was repaired by RAM Mechanical.
3. Swimming Pool - Salt Water System: The council is investigating a water purification system for the swimming pool which would reduce chlorine to 20% of its normal level. Two council members and the building manager have visited two facilities in which such system has been installed, to assess its quality.
4. Parkade Lighting Audit: The parkade lighting will have an energy audit to determine the cost efficiency of upgrading the lighting and the resultant energy savings.
5. Landscaping: The landscape contractor employed by the Classico has sent notice that they have closed their business. The council has created a scope of work and instructed the agent to obtain two bids for a replacement landscape contractor.
6. City of Vancouver - Green Streets Project: One of the council members has been investigating a program conducted in partnership with the City of Vancouver in order to upgrade the landscaping on the Jervis Street boulevard. More research is needed before this volunteer program moves forward.

NOTICE TO OWNERS:

Please be advised that building staff is not providing rental services to accommodate owners. It is the owner's responsibility to make their own arrangements for exchanging keys, etc. when their tenants change.

There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Tuesday, March 29, 2011 at 5:30 p.m.

Bill West
Vancouver Condominium Services Ltd.
#400 – 1281 West Georgia Street
Vancouver, B.C. V6E 3J7

Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291/Fax: 684-1539

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