

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

CLASSICO

HELD On Tuesday, May 3, 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

GUEST Hytec Water 5:30 p.m. – 6:00 p.m.

STRATA AGENT Bill West, Vancouver Condominium Services Ltd.

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

COUNCIL RESIGNATION

Mark Belben attended the meeting in order to personally convey his resignation from the strata council. Mark is a long time council member and has recently sold his unit. The council expressed deep thanks for all the work Mark has generously given to the Classico and wishes him the best of luck in the future.

PRE-MEETING PRESENTATION – HYTEC WATER

Two representatives from Hytec Water gave a brief presentation describing the water treatment system which their company specializes in. The treatment of the water is specifically targeted to increasing the life span of the internal building piping and reduce pinhole leaks. The council has been investigating this water treatment process and will continue to explore this possibility.

MINUTES

It was moved, seconded and carried to adopt the minutes of the March 29, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: The Treasurer reviewed the financial statement for March, 2011 and recommended the council approve the statement. The council voted to approve the 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.

Account Balances: The current balances for the 7th month as at March 31, 2011 in the appropriate funds are as follows:

- Total Cash Balance \$ 663,249 (Including CRF Balance)
- CRF Balance \$ 409,964 (Contingency Reserve Fund)

2. Arrears: The arrears were reviewed by council.

BUSINESS ARISING

1. Booster Pump Upgrade: Grundfos, the pumps manufacturer, is continuing to collect and analyse the flow data required for the selection and installation of the new booster pumps.
2. Window Washing: Pacific Heights concluded window washing at the end of April. The council reported that, upon inspection, they have confirmed that the crystal clear compound used in the window cleaning of the north and east sides of the building has successfully removed the calcium deposits which had adhered to the windows. The council approved payment for the work in the amount of \$24,976 including HST.
3. Commercial Section Garbage Disposal: The council has directed the agent to consult with the commercial section regarding the two garbage bins currently in the alley. Only one bin may be stored in the designated caged area. The commercial section will need to coordinate the removal of one of the bins.
4. Second Round Fire Inspection: The second round fire inspection was conducted on April 18th in order to access missed suites during the first round. The council has directed that fines be assessed against the suites not providing access and that they be charged the cost of the second round of inspection. Subsequent to the second round, two units have still not provided access. The council has directed that bylaw violation warning letters be sent to them notifying them of a possible fine and future charge for the third round inspection which is scheduled for May 27, 2011.

5. Parkade Lighting Audit: The council has signed an energy savings agreement with B.C. Hydro in order to receive grants in the event that the owners approve the parkade lighting and mechanical room lighting replacement project which will be considered at the next Annual General Meeting.
6. Boilers - Level 2: The annual service and water treatment of the boilers on level 2 is currently in progress by RAM Mechanical.
7. Swimming Pool Inspection Follow Up: The strata has submitted the required pool data to Vancouver Coastal Health Authority in order to comply with their new health regulations.
8. Building – General Maintenance: The council discussed many areas of cost savings produced by utilizing the building staff in order to conduct various projects which otherwise would have to be contracted out of house. Some of the items reviewed include, painting, plumbing, swimming pool floor cleaning, re-grouting of the hot tub, curtain repairs in the party room, air filter replacement, minor leak repairs in the mechanical room, smoke detector replacement, minor repair of the garbage compactor, suite door repairs, garage gate adjustments, motion light sensor repair, spring clean-up, pond activation, power washing the exterior of the building, repair of the irrigation system. The council has concluded that the savings generated from utilizing the building staff for many such projects is significant.
9. Commercial Unit Sale: The council directed the agent to write a bylaw violation warning letter to the building developer, Pinnacle Pender International, advising them that they have not yet complied with the bylaws and notified the strata of the new owner of the recently sold commercial unit #301.

CORRESPONDENCE

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

1. An owner wrote requesting that the fine be reversed for the violation of parkade gate rule #13. The owner claimed that they believe they were not in town at the time of the violation; however, the council has confirmed that the driver responsible for the gate violation used a fob issued to this suite. Council voted not to reverse the fine.
2. A letter was received from an owner contesting the rule violation fine they received regarding rule #13 parkade gate procedure. The council reviewed the circumstances related to this instance and voted not to reverse the fine.

3. A letter was received from an owner objecting to the strata corporation's insistence that the repair or replacement of the dryer booster fan be the homeowner's responsibility and not that of the strata's. The council discussed this issue and agreed that the strata has always handled this matter in a consistent manner. The booster fans are considered within the strata lot and are the owner's responsibility to maintain. This has been published annually in the minutes as the list of "Owners' Maintenance Responsibilities". Included in that list are the dryer booster fans including external lint traps and ducts.
4. Requests to install hardwood flooring were received and approved for the following units: 1004, 1006, 407, 2301 and 621.
5. A tenant wrote to council requesting the fine be reversed for the violation of parking gate procedure rule #13. The tenant explained the circumstances surrounding the incident. The council then reviewed the matter and agreed to reverse the fine.
6. An owner wrote, after having received a notice, that their dryer booster fan needed repair or replacement and that it was their responsibility to initiate and pay for the work. The owner contacted National Air Technologies, the company that had done the dryer vent cleaning and received a quote that the owner felt was excessive. The owner then pursued other suppliers and found a discounted price more to their satisfaction. The council thanked the owner for the information and suggest that any owner needing to replace their dryer booster fan should feel free to shop for the best value possible. The same owner reported that the dryer vent cleaning left excessive lint on their balcony which they were forced to clean up. The council advised that National Air Technologies was not hired nor paid to conduct clean up after the dryer vent cleaning service.
7. An owner wrote with various landscape concerns. They requested that the trees along Pender be pruned as they are, in the owner's opinion, encroaching upon the building. The council will direct the landscaping firm to oversee any necessary pruning. The owner has also raised an issue with ivy that is growing upon the building and its potential to cause damage to the common property.

Owners, please be advised that any creeping vines or ivy that is growing on the building is the owners' responsibility to maintain. These plants must be regularly trimmed to ensure that they do not spread to areas causing building damage. Areas of concern include soffits and flashings, as well as other potentially vulnerable areas. If your vines are found to be causing such damage, the strata will have no option other than to remove the plants, repair the damage and charge any related cost back to you.

8. An owner wrote requesting that council develop a plan to beautify the curb side landscaping along Jervis Street. A council member will be in contact with this owner in order to explain various issues related to such an undertaking.

NEW BUSINESS

1. Fireplace: The council has conducted further discussions with Enerpro regarding possible fireplace gas metering. The council has won additional concessions from Enerpro to reduce the cost of the second year administration of this project. Council will conduct a final analysis to determine if they wish to pursue this further.
2. Swimming Pool Ventilation System Assessment & Maintenance: Currently in progress.
3. Hot Tub Heating & Recirculation Systems: These are being tested and reviewed for deficiencies.
4. Balconies: The building staff will be inspecting open balconies for possible membrane repair or maintenance.
5. Commercial Section Drainage System: Pacific West Plumbing will provide a quote to repair the existing commercial section drainage system. Currently, all drains all lead into one line which has caused blockages. The lines need to be separated in order to provide proper drainage. This project will be considered by owners at the Annual General Meeting.
6. Flood in Unit #2601: Council reviewed the circumstances of a flood originating in #2601 which affected unit #2501 below. All costs associated with clean-up will be the responsibility of unit #2601.

There being no further business, the meeting was adjourned at 8:30 p.m. The next council meeting will be held on Tuesday, June 14, 2011 at 5:30 p.m.

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ARE YOU RENTING YOUR STRATA LOT?

If so, here is a bulletin you should read. The following is a true story – you will find it interesting and valuable as a non-resident owner.

One Saturday morning, our office received a telephone call on our emergency line that there was a water leak in a building we manage so we dispatched a restoration contractor to mop up the water. The contractor had to access several strata lots to get the job done, and, at one unit, no one answered the door and a locksmith was called to “pick the lock”. Once open, the restoration contractor stepped inside and, to his horror – a fully equipped meth lab.

The police and fire departments were called and the building had to be evacuated. The fire department’s HAZMAT team gingerly dismantled the meth lab. The City then advised that the strata lot could no longer be occupied and, further, the entire strata lot has to now be “deconstructed” and rebuilt. The owner of the strata lot will be facing a cost estimated at about \$100,000 to reimburse the City and to reconstruct. On top of this will be fines from the strata corporation and other legal consequences.

The non-resident owner was in shock to learn all this. It turns out that little was known about the tenant other than he had paid cash for his monthly rent payments and security deposit.

No doubt the vast number of renters in strata corporations are properly screened by non-resident owners such as yourself, or their agents, and in reality there are likely only a few bad apples. Nevertheless, let this true episode serve as a huge heads-up to you (and your rental agent if applicable) that renting your apartment involves a lot more than merely collecting the monthly rent.

You ought to be aware also that most strata corporation insurance policies are now imposing huge deductibles (\$50,000 in some cases) for damages arising from illegal operations. In some policies, the coverage is denied altogether. You can be sure that your strata council is not going to step up to the plate and have the strata corporation pick up the tab if your strata lot is one of these bad apples. Also, be aware of a very significant court case recently heard in the Supreme Court of British Columbia involving insurance claims. The essence of this case is that if an occupant of a strata lot is responsible for the cause of an incident and the insurance of the strata corporation has a deductible, the owner is responsible for paying the deductible. That would be you if your tenant is the culprit for some incident.

Accordingly, we urge you to properly screen your tenants, obtain background and reference checks, and, make frequent inspections of your rental premises. Collecting the rent is the least of your worries given the above facts.