

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

CLASSICO

HELD On Wednesday, December 14, 2011 at 5:30 PM in the Library, 1328 West Pender Street, Vancouver, B.C.

PRESENT

Roman Piechocki	President and Treasurer
Lawrence Keenan	
Douglas Soo	
Peter van Diepen	Vice-President (joined the meeting at 6:30)
Irfaan Hafeez	(joined the meeting at 6:15)

STRATA AGENT Bill West, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:00 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of both the November 16, 2011 and November 30, 2011 council meetings, as circulated.

FINANCIAL REPORT

No financial report was given, as the November financial statements have not yet been received. The November financial statements will be reviewed by council at the January meeting.

1. **Arrears:** The status of owners' accounts was reviewed by council. No action is currently warranted.

BUSINESS ARISING

1. **Booster Pump Replacement Project:** The booster pump replacement project is now complete. Council approved payment of the 10% lien hold-back to Ram Mechanical. BC Hydro will conduct an audit to review the pump installation before determining the total energy rebate the strata will receive.
2. **Commercial Section Drainage System – Quotes:**
 - (a) The council received a revised quote from Pacific West Plumbing to reroute the sanitary lines from three commercial units. The Pacific West quotation was \$8,900 plus HST.

(b) Milani Plumbing tendered a quote for this project in the amount of \$8,800 plus HST.

Council considered the suggested rerouting plans offered by both firms and concluded that Pacific West's plan was preferable. The council voted, unanimously, to award the contract to Pacific West in the amount of \$8,900 plus HST.

3. Parkade Lighting Replacement Project – Update: The council reviewed the terms of Phase I of the parkade lighting replacement project. Council voted to approve project costs, including \$12,143.38 for equipment provided by Commercial Lighting Products and \$12,586.00 for labour to be provided by Mott Electric, for a total Phase I project cost of \$24,729.38. Council anticipates an energy rebate of approximately \$14,000 at the conclusion of the project. It is also estimated that the project cost will be paid entirely by energy savings after 2.13 years. A second phase of parkade lighting replacement will be considered after the energy rebate request is reviewed by BC Hydro. The anticipated cost of Phase II is approximately \$4,500 for labour, plus \$4,000 in equipment, which may realize an energy rebate of approximately \$2,000.

CORRESPONDENCE

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

1. Correspondence was received from the owners of Suite #1907 requesting council approval for limited renovations within the unit. The request includes the ability to rebuild an entry hall closet and create built-in shelving units in the living room and one bedroom. Council approved the request.
2. A letter was received from an owner's rental property manager, advising that the tenant was reporting a corrupted smoke detector continually beeping. Both the rental property manager and the tenant were advised that the smoke detectors are an owner responsibility to maintain.
3. An owner wrote, reporting that they were experiencing a leak into their townhouse and also that the metal fence in the back lane had been damaged by a vehicle. The council reported that the owner's concerns have been addressed by building staff. The leak will be attended to when weather permits and the fence has been repaired.
4. A request was received for permission to install hard flooring in Unit #1905. Council approved the request, provided the owner adheres to all renovation and hard flooring rules and bylaws.

NEW BUSINESS

1. Roof Anchor Inspection: The agent reported that the roof anchors will be inspected in the next month by NTEC Industries. This is an annual inspection required before contractors are permitted to utilize the anchors for any building drops, i.e. exterior window washing, exterior vent cleaning, etc.

2. Failure to Provide Form K and Move In Fee: The building staff reported that an owner failed to provide a Form K (Notice of Tenants Responsibilities) and move in fee in a reasonable time frame. The move occurred in October and no documents or payment have been received thus far. The council directed the agent to send a bylaw violation letter to the unit owner.
3. Parking at Back Lane: Building staff reported that a resident has been improperly parking in a manner that precludes the towing company removing their vehicle. The council instructed the agent to send a bylaw violation letter to the owner, advising them of this contravention and the potential \$200 fine.
4. Roof Boilers: Council reported that Ram Mechanical recently repaired the circulation pump associated with the roof boilers. In addition, Ram is in the process of formulating a quote to replace anode rods in the four hot water storage tanks. Council will review the quote in between meetings.
5. BC Hydro Smart Meters Installation: Council reported that BC Hydro has finished installing smart electrical meters for the entire tower.
6. Strata Insurance: The annual premium was increased from \$78,355 to \$89,395. All deductibles remain unchanged with the exception of exterior glass, which changed from \$250 deductible to a \$500 deductible.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for 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 improvements. Contact your homeowner's insurance provider to ensure adequate insurance coverage.

7. Charmz Restaurant: The council received correspondence from a potential tenant for the restaurant at 1368/1372 West Pender. The owner has asked whether the strata would be amenable to the restaurant's request to the City to open up a patio area on the Pender Street sidewalk. Council voted unanimously that the strata did not have a problem with the tenant making the request to the City.

There being no further business, the meeting was adjourned at 7:15 p.m. The next meeting will be held on January 18, 2012 at 5:30 p.m.

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BW/am



HAPPY HOLIDAYS

Please note that our office will be closed for an office function on Friday, December 16th at 11:30 a.m. The office will also be closed Friday, December 23rd, Monday, December 26th, and Monday, January 2nd. Emergency service is available if necessary: please call the usual telephone number, 604-684-6291, for assistance. We take this opportunity to wish everyone a very Happy Holiday Season.