

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

THE CLASSICO

HELD On Tuesday, July 26, 2011 at 5:30 p.m. in the Meeting Room, 1328 Pender Street, Vancouver, B.C.

PRESENT Roman Piechocki President/Treasurer
Peter van Diepen Vice-President
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 June 14, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** The treasurer recommended that the financial statement for June 2011 be approved by council. Council reviewed the statement and voted to approve 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 10th month ending at June 30, 2011 in the appropriate funds are as follows:
 - Total Cash Balance \$714,947 (including CRF Balance)
 - CRF Balance \$452,038 (Contingency Reserve Fund)
3. **Arrears:** The owner's arrears were reviewed by council. No action is currently warranted.
4. **Draft Budget 2011/2012:** Council is continuing the process of formulating the draft budget to present to the owners at the Annual General Meeting. Council will finalize the draft after the July financial statement is reviewed.

BUSINESS ARISING

1. **Booster Pump Upgrade:** The council is awaiting the final approval of the grant from B.C. Hydro before contracting this project. B.C. Hydro has advised that the grant should be finalized by the beginning of August.
2. **Commercial Section Drainage System:** Pacific West Plumbing has been requested to provide a second option for properly channelling the drain lines between the units in the commercial section. Council will then choose between the two options and present the plan to commercial section owners at the Annual General Meeting.
3. **Swimming Pool Ventilation Maintenance:** RAM Mechanical and Engineered Air has completed the first phase of maintenance on the swimming pool ventilation system. The heat exchanger has been serviced and the system lubricated. Final adjustments of the air circulation system will be made in the winter in order to insure that the room temperature and humidity are within acceptable parameters.
4. **Tub Heating & Recirculation System:** Imperial Paddock Pools replaced a controller module on the hot tub. All repairs are now complete.
5. **Open Balconies Membrane Inspection & Maintenance:** The strata has completed the review of specific balconies and has requested two companies to bid on repairs. Repairs on balcony membranes will be conducted in ten suite balconies in the tower as well as townhouse balconies 1 through 5. This project is expected to be funded from the Contingency Reserve Fund and will be presented for owner's approval at the Annual General Meeting. This refurbishment is deemed necessary in order to prevent future costly repairs.
6. **Bylaw Violation Fine:** The council voted to apply a \$200 fine to the owner of commercial section units for its failure to request strata approval before altering common property. A letter will be sent to the owners informing them of the fine and insisting that they respond to council immediately with their intention to comply with the strata's demands.

CORRESPONDENCE

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

1. Council received a response to the bylaw violation complaint sent to a townhouse owner for performing unapproved renovations. The owner's reply stated that approval had been given in 2006 for the renovation. The agent will request the owner provide a detailed explanation of the recent renovation to be checked by the building manager before council decides what action might be warranted.
2. A letter was received from an owner stating their intention to change the civic address of

commercial units 301 to 310.

3. Correspondence was received from Anson Realty explaining their view of their failure to notify the strata council in a timely manner of the sale of commercial unit. No further action is required.
4. A letter was received from an owner concerned that there might be a leak in the master bedroom closet. The owner cited visible spots and a colour change on the ceiling. Council and the building manager investigated the report and determined that the discolouration was due to historical leaks which are no longer active. The affected area was painted by a contractor arranged by the agent of the above unit. The same owner put forward a request to renovate the interior of the unit. Council has approved the renovation as long as the owner complies with rule 16 and all bylaws pertaining to renovation.
5. An owner wrote requesting permission to replace the existing carpet with laminate flooring. Council approved the owner's request.
6. An owner wrote to council requesting the reversal of a \$50 fine for a garage gate Rule #13 infraction. Council reviewed the circumstances of the incident and voted to reverse the fine.
7. Letters were received from an owner claiming that the water pressure at the top of the building was not sufficient to accommodate the newly installed specialized toilets. Council has investigated the owner's concern and advises that the booster pump upgrade about to commence will require the recalibration of the building water pressure. It would be a poor use of strata resources to conduct an intermediate recalibration of the water pressure.
8. Correspondence was received from an owner complaining that their washing machine overflowed as a result of work done by building staff when replacing the washing machine hoses. The building staff responded to the flood and advised the owner not to use the washing machine and to call service. The owner has since come to understand that the failure of the machine was due to a faulty overflow stop mechanism and was not the result of work done by building staff.
9. An owner wrote requesting that their balcony be inspected for possible membrane failure as part of the strata's review of balcony membranes. Building staff inspected the unit and reported that there is no current need to repair or replace the membrane of this balcony.
10. An owner wrote requesting that the council reverse a garage gate violation fine applied for the contravention of Rule #13. The owner contends that they were not aware that Rule 13 had been implemented as they had been out of the country. Council has denied the owner's request for the fine reversal and notes that Rule #13 was adopted in 2008 and recorded in the November 5, 2008 strata council meeting minutes.

11. Correspondence was received from an owner requesting a reversal of a \$200 fine assessed for failure to provide access during the annual fire inspection. The owner stated that they did not know about the inspection since they do not pick up their mail regularly and do not live at the unit. The council has denied the request for the fine reversal and wishes to remind all owners that it is their responsibility to provide current addresses for regular timely receipt of strata correspondence.
12. A letter was received from an owner requesting that the council waive the \$125 move-in fee due to the fact that the site and the elevator were not prepared for the move. The delay caused extra expense for the owner. The council agreed to rescind the move-in fee.

NEW BUSINESS

1. #3705 – Flood: A washing machine overflowed in the unit causing damage to the suite and unit #3605 below. The strata had requested emergency service be provided by Easy Care Restoration. The flood has been referred to the strata insurer and an adjuster has been assigned.
2. Security Improvements: The council has approved a quote from West Coast Communications to install security cameras at various new locations. The approved cost of the surveillance upgrade is \$4,285 plus HST.
3. Fence / Railing Terrace Entrance Level 2: Council authorized ABC Aluminium to install a fence and railing at the terrace on the entrance on level 2. The cost of the fence/railing is \$1,900 plus HST.
4. AGM Schedule: The council has set the date for the Annual General Meeting. The meeting will be held on October 19, 2011.

This council meeting ended at 7:30 p.m. The next meeting date is September 8, 2011 at 5:30 p.m.

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