

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

THE CLASSICO

HELD On Thursday, September 8, 2011 at 5:30 p.m. in the Library, 1328 West Pender Street, Vancouver, B.C.

PRESENT Roman Piechocki President/Treasurer
Irfaan Hafeez

REGRETS Peter van Diepen Vice-President

GUESTS Douglas Soo Representing Commercial Unit #301
David Wood Representing Commercial Unit #301
John Kos

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 July 26, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** The treasurer recommended that the financial statement for July 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 11th month ending July 31, 2011 in the appropriate funds are as follows:

- Total Cash Balance \$741,784 (including CRF Balance)
- CRF Balance \$460,371 (Contingency Reserve Fund)

3. Arrears: The owners' arrears were reviewed by council. No action is currently warranted.
4. Budget: The council treasurer presented the draft budget for consideration. The council approved the draft and it will be presented to the owners for their approval at the Annual General Meeting October 19th. The budget proposed would keep strata fees the same as the 2010/2011 fiscal year.
5. Banking Change: Council was in receipt of a memorandum from Vancouver Condominium Services Ltd. advising that VCS will be changing banking institutions from Coast Capital Savings to VanCity Credit Union, effective December 1, 2011. The change requires consent of the strata council since the banking arrangement is part of the management agreement with VCS. Owners who pay their strata fees via the PAC plan are not required to do anything. The PAC will be automatically transferred from Coast Capital to VanCity effective December 1st.

Council did not yet approve the change of financial institution and will review this matter before the end of September 2011.

OWNERS' HEARINGS

1. At 6:00 p.m. Douglas Soo and Dave Wood joined the meeting in order to discuss various issues relating to the recently acquired commercial unit #301. They presented a list of requests, suggestions and questions. After clarification of some of them, the guests left the meeting at 6:30 p.m. with assurance council would respond in writing to various requests made.
2. John Kos joined the meeting at 6:30 p.m. John spoke for 5 minutes explaining the circumstances of the unapproved move which occurred by his former roommate through the lobby of the building. The tenant was fined for this contravention of the bylaw. Mr. Kos explained that the tenant is no longer a resident and that it would certainly never happen again.

Mr. Kos left the meeting at 6:35 p.m.

Council then discussed the circumstances relating to the illegal move of several pieces of furniture and voted to reverse the fine.

BUSINESS ARISING

1. Booster Pump Upgrade: RAM Mechanical has confirmed that the new booster pumps have been ordered and are expected to be delivered by November 15th. The installation of the booster pumps will begin as soon as possible with completion anticipated before Christmas.

2. Commercial Section Drainage System: The council approved a $\frac{3}{4}$ vote resolution to be presented to the commercial unit owners to correct the faulty drainage system in the commercial section. The project would re-route the sanitary lines between 1368/1372 – LIWP Investments Ltd, 1376/1378 – Wu Jan, and 1382/1386 Axis Hair & Skin Care.
3. Open Balconies Membrane Inspection & Maintenance: Council approved $\frac{3}{4}$ vote resolution for owner's consideration at the Annual General Meeting in order to repair 13 open balconies.

CORRESPONDENCE

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

1. An owner applied to council's request for an explanation of exactly what renovations were conducted within the unit. The owner had formally been given approval for renovation and the council was seeking to ensure that the scope of work was the same as what was approved. The owner's response confirmed that the scope of work had not expanded from what had been formally approved. The matter is now considered closed.
2. A letter was received from an owner protesting the Rule 13 – PARKADE GATES PROCEDURE. The owner made various recommendations as to how to improve the entry and exit from the parking areas in order to insure safety and security. The council thanks the owner for their suggestions and will consider them. The council voted not to reverse the fines.
3. A reply was received from an owner that had installed an artificial turf on an open patio without obtaining council approval. The owner supplied supporting documentation describing the safe use of the material and has taken full responsibility for its care and maintenance into the future. The council considers the matter closed.
4. An owner wrote requesting reversal of \$200 fine for not supplying Form K – "Notice of Tenants" Responsibilities. The council reviewed the owner's history of failure to supply the required documents and voted to not to reverse the fine.
5. Correspondence was received from an owner whose tenant received a rule violation for not observing Rule 13 – PARKADE GATES PROCEDURE. The owner requested the fine be reversed. Council reviewed the owner's history relating to garage gate infractions, and voted not to reverse the fine.
6. A response to strata's bylaw violation complaint letter was received from Mondiale Development Ltd. for conducting work in commercial common area without first receiving council approval. The council insisted that the developer submit to the City of Vancouver the alterations for fire safety plan review. The developer subsequently complied and the council considers the matter closed.

7. An owner wrote requesting an exemption from Bylaw 7.4 (1) which would allow them to store their bicycle within their unit. The council carefully considered what options were available to the owner and suggests that they rent a storage locker which is key fobbed in order to store the bicycle in compliance with the bylaw.
8. Correspondence was received from a resident apologizing for causing damage during a recent move. The owner has paid the charges and believed that they had double paid. On examination of the owner's statement showed that the charges appeared only once on their statement and were paid only once. The agent will follow up with the owner to explain.
9. A letter was received from Anson Realty requesting that the tenant John Koos be permitted to attend council meeting in order to explain the circumstances of the moving bylaw violation which he received a complaint for. A letter was also received from Mr. Koos explaining the circumstances of the incident. Mr. Koos attended the meeting and spoke to council as noted earlier in these minutes.
10. A letter was received from an owner requesting that fines be waived for bylaw violations recently received from their tenants. Council reviewed the circumstances of the incidents and voted not to reverse the fines.
11. Council received a request from the owners of commercial unit #301 for a discount in the purchase of 20 to 30 key fobs for employees. The council reviewed the request and determined that each key fob must be manually programmed into the system and requires the same amount of effort regardless of the quantity therefore the council determined that no discount would be possible.
12. The council received renovation requests from units 2005 and 1503. Both requests were approved.

NEW BUSINESS

1. Classico Website: Council has developed a new website which will become available soon.
2. Party Room Improvement Project: The council voted to approve payment of an invoice in the amount of \$4,250 to Glory Carpet for the installation of laminate wall panels on walls vulnerable to damage in the party room.
3. New Pool Regulations: New pool regulations come into effect on October 8, 2011. Some of the changes which will affect operation are as follows:
 - Testing of pool water at least twice a day, 7 days a week (currently once a day).
 - An operator must prepare a written pool safety plan (council will prepare one based on template available on-line).

- Notice at the pool entrance stating that there is no life guard on duty and that children must be supervised by an adult.

4. Insurance Appraisal: The council received the recent insurance re-appraisal. The value of the property was increased from \$72,638,600 to \$76,211,700. The increased valuation has been sent to the insurer so that the amount of coverage can be increased.

The meeting ended at 7:50 p.m. The next meeting is the annual General Meeting scheduled for October 19.

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

BW/am

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours.

Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, and neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.