

MINUTES OF COUNCIL MEETING
STRATA PLAN BCS-460
CLASSICO

HELD On Wednesday, May 23, 2012 at 5:30 p.m. in the Meeting Room at 1328 West Pender Street, Vancouver, BC.

PRESENT Roman Piechocki President and Treasurer
Lawrence Keenan
Irfaan Hafeez
Douglas Soo (5:30 p.m. to 6:15 p.m.)

REGRETS Peter van Diepen Vice-President

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 April 4, 2012 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** The treasurer reviewed the March and April financial statements and council approved the statements as circulated. Any owner wishing a copy of the strata corporation's financial statements may 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 8th month ending April 30, 2012 in the appropriate funds are as follows:
 - Total Cash Balance \$811,810 (including CRF Balance)
 - CRF Balance \$585,905 (Contingency Reserve Fund)
3. **Arrears:** The status of owners' accounts was reviewed by council and it was determined that no action is currently warranted.

BUSINESS ARISING

1. Garbage Hauling Contract Renewal: Council is awaiting a quote from Waste Management Services on a reduced cost for the cardboard recycling container. Once this quote is received, council will decide on the issuance of the garbage hauling contract.
2. Parkade Lighting Upgrade: The parkade lighting upgrade has completed Phase I. The application for the BC Hydro Energy Saving Grant has been submitted and is pending. Phase II of the parkade lighting project is currently underway. This project was approved by owners at the October, 2011 Annual General Meeting.
3. Open Balcony Membrane Repairs: Vancouver Injection and Waterproofing Ltd. will begin work on thirteen open balcony floors needing to be re-coated with a new primer, base and a top coat of existing polyurethane membrane. Eight open balconies are located in the tower and five are in townhouses 1 through 5. The cost of re-coating the membranes is estimated at \$6,500 including HST. This work is deemed necessary in order to prevent future costly repairs.
4. 3rd Round Fire Inspection: The second round fire inspection organized by the strata has concluded. Owners that failed to provide access were informed that they had until June 30th to arrange testing of fire safety equipment within the suite themselves and supply proof to the strata that the work was successfully conducted. If owners fail to comply, bylaw fines will likely be issued.

CORRESPONDENCE

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

1. Fogged Window: An owner wrote to council informing them of a fogged exterior window within the unit. Building staff inspected the window and confirmed the vapour seal is broken. Council instructed the agent to obtain an estimate for replacing the window.
2. Bylaw Violation Complaint: Council reviewed the circumstances of a bylaw violation complaint sent to an owner regarding inappropriate use of the party room. The council voted to consider this a warning and no fine will be levied at this time.
3. Bylaw Violation Complaint: An owner wrote in response to a bylaw violation noise complaint they received. The owner apologized to the council and neighbours for the noise infraction. No other noise violations have been received regarding this unit before or after this complaint. The council voted to consider this instance a warning and not assess a bylaw violation fine at this time.
4. Noise Complaint – Response: A letter was received from an owner in response to a neighbour's noise complaint. The owner addressed the specifics of the complaint and satisfied council's concern that there is no on-going noise issue that the strata needs to resolve.

5. Noise Complaint: Correspondence was received from an owner complaining about excessive noise caused by people and dogs accessing elevators and the exit door on the 3rd floor hallway. The owner has enquired as to why dogs are not allowed to be brought through the lobby and instead must use the third floor entrance. The council reviewed the history of owners' prior decision at an Annual General Meeting which decided that the lobby would not be utilised for all dog traffic. The council voted to not reconsider this issue at this time.
6. Noise Complaint – Response: An owner wrote in response to a bylaw violation complaint sent regarding cigarette butts thrown on common property lawn. The owner vigorously denied that they were responsible for the accumulation of cigarette butts on the lawn. Council will review this matter at the June meeting.
7. Renovation Request/Exterior Door: A request from a commercial owner to replace the exterior fire door with a glass door was submitted and has subsequently been withdrawn. No council action is warranted at this time. The owner had been apprised of what conditions would have to be met before such approval would be given.
8. Flooring Renovation Request: A letter was received from the owner of unit #3505 requesting approval to replace the flooring. The existing carpet will be changed to solid floor and the baseboards will be replaced. Council approved this renovation request.
9. Condensing Dryer: An owner wrote to inform council that they had purchased a condensing dryer which will not need to utilize the building's dryer duct.
10. Enterphone Issue: An owner submitted a request for council reimbursement from the owner's service for a non-functioning enterphone. The council reviewed the owner's request and conferred with the contractor in order to verify that the problem was not with the strata's enterphone system, but caused by the unit's telephone service provider; therefore the strata is not responsible for the invoice and no reimbursement will be issued.

Any resident changing their land line telephone service provider should have that provider test the enterphone system at the time of installation. This will save the owner a future service call to verify the above.

11. Renovation Request: A new owner for unit #2005 wrote requesting council approval for an extensive unit renovation. The council approved the owner's request providing they comply with strata Rule 16. One item in the request will not be granted. This pertains to the owner's proposal to install tile on the balcony floor. The strata was previously advised by a consulting engineer that tiling the balconies would be detrimental to the building's envelope.

12. Move in Fee: An owner wrote stating that they had been charged for a move-in, paid the fee but the deposit was never recorded in their account statement. The council instructed the agent to investigate and report on this matter.
13. Noise Complaint – Response: An owner wrote regarding a letter received from strata notifying them that their booster fan required maintenance as it is an owner responsibility. A second letter was received regarding second-hand smoke within the unit. The resident has complained that smoke from a neighbouring unit is infiltrating their space. Council will suggest that the unit owner seek professional advice in order to learn what can be done to mitigate the smoke.

NEW BUSINESS

1. Emergency Generator Repair Quote: Finning Canada submitted a quote for replacing the coolant and cleaning the emergency electrical generator's radiator. Council discussed the approximately \$2,000 quote and will obtain competitive quotes before making a decision on the repair.
2. Electrical Vault Testing: The strata corporation is required to service their main electrical vault every three years. This service is due this year. Council received a quote for \$3,160 plus HST to conduct the repairs. Council has instructed the agent to request scheduling information from Procon Electrical Testing Ltd. before commissioning the service.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on June 25, 2012 at 5:30 p.m.

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BW/ab

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.