

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, April 27, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Peter van Diepen - Vice President
Mark Deppel
Irfaan Hafeez
Sonny Shergill, Strata Agent, West Coast Property Management LTD

Regrets

Lawrence Keenan
Renee Geraghty

Call Meeting to Order

Sonny Shergill, Strata Agent called the meeting to order at 5:38pm

Approval of Council Meeting Minutes of Wednesday, March 30, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, March 30, 2022, as previously circulated.

Council Hearing

An owner of 19th Floor Unit: 5:30pm to 5:40pm - The Council reviewed the Owner's dispute of the garbage disposal bylaw violation and decided to reverse the fine but keep the garbage removal and disposal charge intact.

Review of Financial Information

1. Monthly Statements

The Treasurer reported on the Financial Statements for January, February, and March 2022 before and at the meeting. It was **MOVED**, **SECONDED** and **CARRIED** to approve the Financial Statements listed above.

2. Account Balances

The current balances based on bank statements for the month ending March 31, 2022, in the appropriate funds are as follows:

- A. Total CRF: \$2,229,789.00 *(It includes prepaid insurance premium)*
- B. Total Operating Balance: \$95,437.00

3. Arrears Report

As of April 23, 2022, total arrears were \$55,946.68. The owners with excessive outstanding amounts have been liened or are in the process of being liened. The Council once again instructed the Strata Agent to apply fines for the late payments of the Strata maintenance fees in line with the Strata Corporation bylaw:

R.2.2 All strata fees are due and payable no later than the first business day of each calendar month. Fees received later than the appointed time will be subject to a fine of \$50 per month for each and every month that payment is late to be levied by the strata management company.

4. Refunds

PST refund from the Ministry of Finance for gas charged by Fortis was applied for in June 2021. The Council president and the Strata Agent are still awaiting a response to their repeated inquiries about the application's status. The Council has instructed the Strata Agent to contact the previous management's accountant to obtain more information regarding the application initially sent.

Business Arising

1. Isolation Valve (Cold Water Supply Line - Installation Proposal)

Flow-Safe Plumbing is in the process of obtaining materials and providing the project's working schedule.

Background: It was determined that to facilitate work on the water distribution system at levels 3 to 15, it is necessary to install a missing 4" stainless steel ball valve and a drain on the cold-water supply line. The project was approved by the owners at AGM in October 2021.

2. Water leak (Ceiling in commercial section corridor - level 1)

The Strata Agent has contacted Vancouver Injection & Waterproofing and provided them with the building manager's report. Awaiting work scheduling.

3. Glass replacements

- 1366 W. Pender St. - Awaiting replacement by Action Glass of the previously reported window's damage during attempted break and entry on December 24, 2022.

- 1328 W. Pender St. - April 1, 2022 - Lobby window was smashed by a vandal. Police attended. Awaiting window glass replacement by Action Glass.

5. Annual Fire Inspection (Standpipe & Fire Sprinkler System repairs)

Elite Fire provided a quote for repairs. The Council has directed the Strata Agent to obtain a competitive quote for the repairs.

6. Annual Roof Anchors inspection

Completed by Reo Engineering and Testing on Tuesday April 5, 2022. To meet the regulatory requirements, the Council authorized Reo Engineering to provide updated Roof Anchors Plan at \$600.00 + GST.

7. Windows and Dryer Vents Cleaning

Pacific Heights Services scheduled the projects from May 2, 2022, to May 13, 2022.

8. Buster's Towing Service

The building's list of personnel authorized to arrange towing of violating vehicles has been updated.

9. Strata Insurance

The Council has requested the Strata Agent to organize a meeting with HUB International, the current insurance provider to address the Council concerns related to system of the building appraisal, annual premium, and period of coverage.

10. Kitchen Sink Draining

Following reports from residents of 27th and 28th floor units, Montalbano Plumbing inspected and cleared the deposits in the offset drain line on March 30, 2022.

10. Janitorial Services

The Council received correspondence from the previous janitorial service provider claiming improper termination of their contract. The Council instructed the Strata Agent to respond with clarification of the issue.

Correspondence

Based on the Council's previous decisions, the Strata Agent reported sending / receiving the following correspondence:

1. Noise Complaint

A 19th floor unit owner reported multiple noise complaints against a unit above. The Council has reviewed the correspondence and instructed the Strata Agent to send a bylaw violation letter to the owners and tenants of an alleged violating unit.

2. Unauthorized Parking in Commercial Section Parking Stalls

A commercial unit owner has advised the Strata Agent of multiple cases of residents parking in their parking stalls. The Strata Agent will recommend the unit's owners to arrange towing service to remove any vehicle parking in their parking stalls without their authorization.

3. Noise Complaint

A townhouse unit owner reported to the Strata Agent a neighbouring building causing very loud machine noises. The Strata Agent reported the disturbing noise to the City of Vancouver bylaw office.

4. Tree trimming

A 5th floor unit owner has requested trimming back the tree branches near their unit windows as they cause noise and damage to the building envelope during windy conditions. The Council has requested the Strata Agent to obtain quotes for the trimming of the tree.

5. Bylaw Violation Fine Dispute

A 19th floor owner has disputed bylaw violation fines and charges processed by the previous property management company. After review of the previous evidence, the Council decided not to reverse the approved fines and charges.

6. Noise & Balcony Washing Complaints

A 19th floor unit owner reported a noise and a balcony washing complaints against a unit above. The Council has reviewed the correspondence and evidence and instructed the Strata Agent to send a bylaw violation letter to the owners and tenants of an alleged violating unit.

7. Party Room Light Fixture

A 35th floor unit damaged a light fixture in the party room. A letter requesting the repairs was sent to the owner. The unit's tenant has agreed to repair the fixture.

8. Non-Resident using Strata Amenities

It was reported that a 9th floor unit resident was allowing a visitor to use the building amenities on a constant basis. A letter was sent to the unit's owners to discontinue these activities immediately.

9. Bylaw Violation Fine Dispute

A townhouse unit owner has disputed a fine processed by the previous property management company. After review of the evidence, the Council decided not to reverse the approved fine.

10. Bylaw Violation Fine Dispute

A 29th floor unit owner has disputed a fine for no storage insurance of their vehicle. After review of the storage insurance documents, the Council decided to reverse the previously approved fine.

11. Bylaw Violation Fine Dispute

A 30th floor unit owner has disputed a fine for no payment of strata maintenance fees. After review of the evidence, the Council decided not to reverse the previously approved fine.

12. Bylaw Violation Fine Dispute

An 8th floor unit owner has disputed a fine for short term rental bylaw violation. After review of the evidence, the Council decided not to reverse the previously approved fine.

13. Bylaw Violation Fine Dispute

A 30th floor unit owner has disputed a fine for no storage insurance of their vehicle. After review of the evidence provided, the Council decided not to reverse the previously approved fine.

Bylaws and Rules Violations

1. Bylaw Violation - Noise

The Council approved a \$200.00 bylaw violation fine to a 6th floor unit owner.

2. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to an 8th floor unit owner.

3. Bylaw Violation - Pets

After reviewing the complaint and the 18th floor resident's dispute, the Council approved a \$200.00 bylaw violation fine.

4. Bylaw Violation - Rentals

After reviewing the complaint and the 20th floor resident's dispute, the Council approved a \$200.00 bylaw violation fine.

5. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to Pinnacle Parking, the developer.

6. Bylaw Violation - Rentals

The Council approved a \$200.00 bylaw violation fine to a 12th floor unit owner.

7. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to a 27th floor unit owner.

8. Rule Violation - Recycling

The Council approved a \$50.00 rule violation fine to a 19th floor unit owner.

9. Rule Violation - Recycling

After reviewing the complaint and the 19th floor resident's dispute, the Council approved a \$50.00 rule violation fine.

10. Bylaw Violation - Rentals

After reviewing the complaint and the 7th floor resident's dispute, the Council approved the following fines: \$200.00 for not providing Form K - Bylaw R.12.2, and \$500.00 for short term rental - Bylaw R.12.4; R.2.3 (b)

11. Rule Violation - Visitor Parking

After reviewing the complaint and the 16th floor resident's dispute, the Council decided to not impose a \$50.00 rule violation fine.

12. Bylaw Violation - Damage to Common Property

The Council approved a \$200.00 bylaw violation fine to a 20th floor unit owner.

13. Bylaw Violation - Permit Entry to Strata Lot (Fire Inspection - no access)

The Council approved a \$200.00 bylaw violation fine to a 34th floor unit owner.

14. Bylaw Violation - Permit Entry to Strata Lot (Fire Inspection - no access)

After reviewing the report and the 25th floor resident's dispute, the Council approved a \$200.00 bylaw violation fine.

15. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to a 27th floor unit owner.

16. Rule Violation - Visitor Parking

After reviewing the complaint and the 24th floor resident's dispute, the Council approved a \$50.00 rule violation fine.

17. Rule Violation - Visitor Parking

After reviewing the complaint and the 24th floor resident's dispute, the Council approved a \$50.00 rule violation fine.

18. Rule Violation - Visitor Parking

After reviewing the complaint and the 25th floor resident's dispute, the Council approved a \$50.00 rule violation fine.

19. Bylaw Violation - Noise

The Council approved a \$200.00 bylaw violation fine to a 7th floor unit owner.

20. Rule Violation - Parkade Gate Procedure

After reviewing the complaint and the 24th floor resident's dispute, the Council approved a \$50.00 rule violation fine.

21. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a townhouse unit owner.

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23. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

24. Bylaw Violation - Payment of Strata Fees

The Council approved a \$50.00 bylaw violation fine to a 19th floor unit owner.

New Business

1. CMI Concierge and Security - Contract Renewal

The Council reviewed the proposed contract's renewal terms, and because of their implications on the current budget, have decided to defer discussion and its potential approval until September 2022.

2. Water leak in 30th floor unit - Reported on April 4, 2022

Malburg Pump & Boiler inspected and provisionally contained the leak in soldering of a 2-inch water supply line. Permanent repairs have been scheduled for May 4, 2022.

3. Water leak in 11th floor unit - Reported on April 17, 2022

Malburg Pump & Boiler inspected it and determined its location in a 1-inch DHW line in the 12th floor unit directly above. The leak was provisionally contained on April 17 and permanently repaired on April 27, 2022.

4. Guest Room Reservation's Cancellation

The Council reviewed an application from a 17th floor unit to reverse a charge for cancellation of the guest room reservation. Considering the circumstances of the case, the Council decided to refund the \$100.00 reservation deposit.

Termination of Meeting

There being no further business, the meeting was terminated at 7:41pm. The next council meeting has been scheduled for: **Wednesday, May 25th, 2022 @ 5:30PM** in the Meeting Room.



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