

MINUTES OF COUNCIL MEETING CLASSICO – STRATA PLAN BCS 460

Wednesday, August 31, 2022, at 5:30 pm

In Attendance

Roman Piechocki - President & Treasurer
Peter van Diepen - Vice President
Lawrence Keenan
Mark Deppel
Sonny Shergill, Strata Agent

Regrets

Irfaan Hafeez
Renee Geraghty

Call Meeting to Order

Sonny Shergill, Strata Agent called the meeting to order at 5:30 pm

Contractor Meeting

George Malburg from Malburg Pump & Boiler attended the meeting at 5:30pm to discuss the potential project of re-piping of the domestic water supply system. George provided insight of the status of the system and responded to council's questions. (See also Business Arising - Item 4.)

Approval of Council Meeting Minutes of Wednesday, July 27, 2022

It was **MOVED**, **SECONDED**, and unanimously **CARRIED** to approve the Strata Council Meeting Minutes of Wednesday, July 27, 2022, as previously circulated.

Review of Financial Information

1. Monthly Statements

The financial statements for July 2022 are still under review and will be presented for the Council approval at the next Council meeting.

2. Account Balances

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

- A. Total CRF: \$2,325,446.00 (*It includes prepaid insurance premium*)
- B. Total Operating Balance: \$92,433.00

3. Arrears Report

As of August 26, 2022, total arrears were \$43,002.70. The owners with excessive outstanding amounts due have been liened or are in the process of being liened. The Council once again instructed the Strata Agent to apply fines for the overdue 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. PST refund from Ministry of Finance for gas charged by Fortis

Reapplication is in process.

Business Arising

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

The Council reviewed and approved the re-quote provided by Flow-Safe Plumbing. Awaiting Scheduling for the overnight service work.

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

Vancouver Injection & Waterproofing completed repairs on August 12, 2022 for \$1,995.00. The Council and building staff will continue to monitor areas.

3. Glass replacements

- 1366 W. Pender St. - Refine Cosmetics - August 9, 2022, front door glass broken. Replaced by Anglo Glass on August 29, 2022

4. Water Leaks at Levels 5 and 15

The Council reviewed the proposal for re-piping of the domestic water supply system from Cambridge Plumbing Systems. The Strata Agent has been instructed to reach out to multiple consultants to review the plumbing situation and provide recommendations.

5. Tree Trimming at level 5 along West Pender Street

The Strata Agent is awaiting quotes from two new arborists as the previous two companies have refused service due to staffing issues.

6. Electric vehicles (EV) batteries charging using strata's power supply

Following the Council instruction to the Strata Agent to obtain quotes for professional assessment of suitability of the entire building's electrical system for charging EV, Cielo Electrical and C&C Electrical have been reached out and they are expected to schedule the site visit with the building staff.

7. Building Manager Search and Contract Award

As previously reported, the Council decided to propose a contract for this service to a company VitaClean Janitorial Services. They have accepted the Strata Council's proposal and started a 2-week job orientation and training period on August 15, 2022. The Council requested Strata Agent to meet with the building staff as soon as possible.

8. Triennial Electrical Vault Maintenance & Testing

The Council reviewed and approved the proposal from RESA Power. The Strata Agent is currently awaiting scheduling of two power shutdowns involved in this project.

9. The 37th Floor Unit Water Leak

The Council members have reinspected the water leak in the bedroom's ceiling. The water testing has been completed and its outcome is inconclusive. The Council, building staff and residents will monitor the leak.

Correspondence

The Strata Agent reported receiving the following correspondence:

1) Hole in Wall Repairs

A 19th floor unit owner reported that a drywall opening made in their unit to install a cleanout for the kitchen sink drain riser had not yet been covered. The Council responded that after the access to the unit is available and a recommended second cleaning of the riser is completed, the Strata Agent will arrange the necessary repairs.

2) Financial Review Request

A 32nd floor unit owner had requested the Council to clarify certain invoices from June 2021. The Strata Agent has responded to the owner.

3) Broken EXIT sign repairs chargeback complaint

A 35th floor unit owner was notified that their tenants damaged an EXIT sign while moving furniture through the lobby. The owner stated that the sign was previously damaged. The Council reviewed the complaint, the surveillance camera record of the incident and the background of the sign's installation and decided to not reverse the chargeback.

4) Air Conditioning

A 36th floor unit owner has requested access to a neighboring suite to inspect the air conditioning system. The Strata Agent reached out to the neighboring unit and no response was received.

5) Security Incidents

A concerned townhouse unit owner contacted the Strata Agent regarding recent security issues at the Classico. The Strata Agent reached out to CMI Security company to request a review of the contract. Also, the Council President met with the manager of the CMI Security regarding service deficiencies. They completed a walkthrough of the building's perimeter and reviewed the duties of the security guard's night shift.

6) Water Back Up - 11th floor

An 11th floor unit owner reported a water back up from the washing machine. A plumber was called to investigate.

7) Parking Complaint

An 18th floor unit owner emailed a complaint to the Strata Agent regarding a vehicle parked too close to the FOB reader. The owner of the vehicle was notified and requested not to obstruct access to the parkade exit reader.

8) Smoking Complaint

A concerned 19th floor unit owner reported that there was a strong odour of cigarette smoke coming from a neighboring unit. Please be reminded that smoking in the Classico building is strictly prohibited, including inside any suite, balconies, or patios. It includes smoking of cigarette, cigar, pipe, hookah pipe, or other lighted smoking equipment that burns tobacco or other weed or substance. Please consult Strata Corporation bylaws R.4.8 and S.52

9) Dirty Entrance Complaints

A concerned 36th floor unit owner reached out to the Strata Agent regarding the state of the entrance way and landscaping. The Strata Agent instructed the Site Supervisor to wash the affected areas. The building staff completed the cleaning of the driveway and adjacent walkway.

10) Roof Access

A 5th floor unit owner requested access to the roof to have their personal dryer vent cleaning contractor clean their dryer vent. The owner was advised that roof access will not be provided to any trade or contractor not hired by the Strata Corporation due to liability reasons.

11) 29th floor unit - Bathroom Ceiling Leak

A 29th floor unit resident reported a bathroom ceiling leak. The Building Manager investigated it and determined that it was unclear as to where the leak was originating from. The resident was informed by the Building Manager to run the bathroom fan and continue monitoring the area.

12) Flood Alarm

An 11th floor unit resident requested that the Strata Corporation order more flood alarms for all units. The Council has approved the purchase of the flood alarms and will distribute them to residents once received.

13) Noise Complaint

A concerned 18th floor unit owner complained that a neighboring unit was playing loud music during early morning hours. The owners are reminded that on Sunday nights/Monday mornings the building security guard is not on site, and the Strata phone number is forwarded to the Property Management emergency response. The Property Management company provides 24-hour emergency line service.

14) Cigarette Butts

A concerned townhouse unit owner reported that cigarette butts are being constantly tossed into their patio from units above. A notice has been posted in the elevators reminding residents about these bylaw violation incidents.

Bylaws and Rules Violations

1. Rule Violation - Parkade Gate Procedure

The Council approved a \$50.00 rule violation fine to a 30th floor unit owner.

2. Bylaw Violation - Rentals (Residency Verification)

The Council approved a \$200.00 bylaw violation fine to a 17th floor unit owner.

3. Bylaw Violation - Rentals (Residency Verification)

The Council approved a \$200.00 bylaw violation fine to a 4th floor unit owner.

4. Bylaw Violation - Rentals (Residency Verification)

The Council approved a \$200.00 bylaw violation fine to a 19th floor unit owner.

5. Bylaw Violation - Rentals (Residency Verification)

The Council decided the bylaw violation would stand as a warning as resident verification was provided.

6. Bylaw Violation - Garbage Disposal

The Council approved a \$200.00 bylaw violation fine to a commercial unit owner.

7. Bylaw Violation - Move In/Move Out

The Council approved a \$200.00 bylaw violation fine to a 28th floor unit owner.

8. Bylaw Violation - Use of Property (Nuisance - Noise)

The Council approved a \$200.00 bylaw violation fine to a 21st floor unit owner.

9. Bylaw Violation - Use of Property (Nuisance - Noise & Smoking)

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

10. Bylaw Violation - Move In/Move Out

The Council approved a \$200.00 bylaw violation fine to a 35th floor unit owner.

11. Bylaw Violation - Use of Property (Nuisance - Noise)

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

New Business

1. Water leaks - Level 15

Two pinholes near #1507 were provisionally repaired by Malburg Pump & Boiler on August 2, 2022

2. Meeting with CMI Management - August 16, 2022

The Council President met with Dmitry Berestovitsky, General Manager CMI Concierge & Security Inc. to review service performance.

3. Pool & Hot Tub Inspection Reports (VCH)

Bright Pools, the pool maintenance service provider, has been made aware of the deficiencies.

4. Parkade Gas Monitoring System - Annual Inspection and Maintenance

The Council approved Global Gas Detection proposal. Awaiting service scheduling.

5. Kitchen Sink Backup in #3307

Following a water leak report from a unit on the 32nd floor, it was determined that there was a kitchen sink drain backup in unoccupied unit #3307. The Strata provided emergency response by the Council and staff, Strata mechanical contractor, Phoenix Restoration service and Montalbano Plumbing. A second backup in #3307 took place on August 26, 2022. It was responded to by the building staff and Montalbano Plumbing. Awaiting schedule of camera scope and report from Montalbano Plumbing.

6. Kitchen Sink Backup in #2003

Montalbano Plumbing attended it on August 26, 2022 and are awaiting availability of access to a suite below the schedule cleanout of the riser's offset.

7. Swimming Pool Roof - August 27, 2022

Minor water leak from the roof light fixture was reported by the Council President. The exact source of the leak remains to be investigated.

8. AGM Budget Discussion for 2022/2023

The Council discussed the next fiscal year budget to be presented for the owners' approval at AGM. The Council President/Treasurer will present the proposed budget to the Council for review and approval.

9. AGM Date

The Council has decided to schedule the AGM for Wednesday, October 26, 2022, at 6:00pm

Termination of Meeting

There being no further business, the meeting was terminated at 7:50pm. The next council meeting has been scheduled for: **Wednesday, September 28, 2022 @ 5:30PM** in the Meeting Room.



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