

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

CLASSICO

HELD On Thursday, February 12, 2013 at 5:30 p.m. in the Meeting Room,
1328 West Pender Street, Vancouver, BC

PRESENT Roman Piechocki President/Treasurer
Peter van Diepen Vice-President
Lawrence Keenan
Mark Deppel
Douglas Soo (left at 7:10 p.m.)
Irfaan Hafeez (arrived at 6:30 p.m.)

REGRETS Ken Sopko

STRATA AGENT Sylvia Brewer, 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 January 10, 2013 council meeting, with the following amendment:

Under Account Balances, the consolidated CRF Balance for November 30, 2012 should be \$792,438.98 not \$729,438.98, as reported.

FINANCIAL REPORT

1. **Monthly Statement:** The treasurer reviewed the December 2012 financial statement and it was moved, seconded and carried to approve the financial statement, as presented. 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 4th month ending December 31, 2013 in the appropriate funds are as follows:
 - Consolidated Cash Balance \$1,049,892.69 (including CRF Balance)
 - Consolidated CRF Balance \$ 813,868.58 (Contingency Reserve Fund)

3. Arrears: The status of owners' accounts was reviewed by council and the agent was instructed to send letters to those owners with outstanding balances. The agent noted that one owner will be sent a lien warning letter as overdue fees have not been paid as requested.
4. Audit: The agent reported that the draft audit has been sent to council for their review. After review and discussion, the draft audit was approved by council and will be signed and forwarded to Don Guthrie.

BUSINESS ARISING

1. Fire Equipment Repairs: After review and discussion, as the annual fire equipment testing will be completed at the end of the month, there will be further review of this repair along with any other deficiencies reported by Voltech.
2. Elevator: The agent reported that Canadian Elevator Quality Assurance has been onsite to perform an audit but to date, a report of the audit has not been received.
3. Ten-Year Warranty: The agent reported that all the questionnaires have been forwarded to Morrison Hershfield. However, the agent has not been advised as to when the actual ten-year structural inspection will take place and will follow up with Morrison Hershfield and advise council.
4. Swimming Pool Modifications: Quotes have been requested for the changing of the pool to salt water.
5. Petition – Removal of Signage from Common Area Above 638 Broughton: The agent reported that a letter has been sent to AXIS requesting that they remove the letters on the second floor common area windows facing Broughton Street and that they do so within 30 days.
6. Signage Request – Unit #1378: Further to last month's request for approval of signage, after review and consideration, Remax Metro Realty's signage request has been approved for unit #1378.
7. Annual Fire Inspection: The annual fire inspection will be completed by Voltech. Voltech will be onsite Monday, February 25th to Thursday, February 28th. Notices have been posted and mailed to all non-resident owners advising of the dates. Residents are reminded that access is mandatory to test all in-suite devices and your cooperation is appreciated.
8. Building Manager Replacement: Council is pleased to announce Marcel Mazilu as the new building manager. Marcel started on February 11, 2013. His hours will be 7:30 a.m. to 3:30 p.m., Monday to Friday.

9. Bylaw/Rule Violations:

- (a) A bylaw violation had been sent to an owner regarding their barking dog. To date, a reply has not been received. The agent was instructed to levy a \$200 fine against the owner's unit.
- (b) A request had been made by the agent for the owner to attend the council meeting regarding several bylaw violation letters that they have received, however the guest did not arrive. The agent will follow up with the guest and confirm if they wish to attend the next meeting in March.
- (c) A bylaw violation letter was sent to an owner regarding a noise complaint. To date, no reply has been received. After review and discussion, the agent was instructed to levy a \$200 fine against the owner's unit.
- (d) A bylaw violation letter had been sent to an owner regarding fitness centre use and that glass was brought into the swimming pool. The owner apologized for his error in judgement in bringing glass to the pool deck. The owner will pay for the clean-up, but requests that council not levy a fine against his unit. After review and discussion, council agreed not to levy a fine against the owner's unit.
- (e) A move-in violation letter had been sent to an owner advising that not only was the move-in fee not paid, but a Form K had also not been sent. The Form K has been received and the move-in fee has been received; however, council instructed the agent to levy the \$200 fine against the owner's unit.
- (f) A move-in violation letter was sent to an owner and to date, no reply has been received. The agent was instructed to levy a \$200 fine against the owner's unit.
- (g) A gate rule violation letter had been sent to a resident and the resident did respond; however, after review and discussion, council instructed the agent to levy the \$50 fine against the unit.
- (h) A move-in violation letter was sent to an owner and a reply had been received advising that the move-in fee had been paid. After review and discussion and confirmation that the fee had been paid, the \$200 fine will be reversed from the owner's account.
- (i) A gate violation letter was sent to an owner and to date, no reply has been received. After review and discussion, the agent was instructed to levy a \$50 fine against the owner's account.
- (j) A rule violation letter was sent and to date, no reply has been received. After review and discussion, the agent was instructed to levy a \$50 fine against the owner's account.

- (k) A noise bylaw violation letter had been sent to an owner and the owner has responded; however, after review and discussion, the agent was instructed to levy a \$200 fine against the owner's unit.
- (l) A move-in violation letter had been sent to an owner and the agent reported she was told that the move-in fee would be paid but to date, has not been paid. The agent was instructed to levy a \$200 fine against the owner's unit.

All residents are reminded to please be aware of noise emanating from within your suite and that all residents have a right to peace and quiet enjoyment of their homes at all times. Residents should ensure that noise from within their unit does not create a disturbance for other residents, such as;

- **noise caused by walking in hard soled shoes and items dropping or moving across hardwood and/or tile floors.**
- **doors, kitchen and/or bathroom cabinets should be closed gently and quietly.**

CORRESPONDENCE

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

1. A letter was received from a resident requesting that council consider reversing a fine regarding cigarette butts being found on a suite balcony below them. After review and discussion, council will not reverse the fine and the agent was instructed to advise the owner.
2. A letter was received from an owner advising that a fifth floor unit has placed a fence on common property. After review and discussion, although council appreciates the upgrade to the area, this is common property and permission should be requested before placing items on common property. There is also concern that there may be spikes that hold the fence in place and could damage the membrane. The agent was instructed to advise the owner that the fence should be removed.
3. A letter was received from unit #2406 requesting permission to install hardwood flooring. After review of the request and all the requirements have been met, approval was granted.
4. The owner of unit #904 requested permission to install hardwood flooring. After review that all requirements have been met, approval was granted.
5. A letter was received from a tenant requesting reversal of a fine regarding a bicycle being stored on the balcony. After review and discussion, council agreed to reverse the fine.

6. Several letters were received from an owner advising that in the past few months, a disposable razor or parts have been left in the men's shower and are usually left on top of the soap dispenser. After review and discussion, it was agreed that this is a possible safety hazard. A notice will be posted and further investigation will take place.
7. A letter was received from an owner requesting that the strata corporation prune some trees to avoid possible damage to the building envelope. Council thanks this owner for their suggestions and will review with the landscaper and trim trees as required.
8. A letter was received from the owner of unit #3002 requesting permission to install hardwood floor. After review that all requirements have been met, council has approved this request.
9. A letter was received from an owner further to on-going fines for the missed fire equipment inspection in 2012. After review and discussion, as the owner has still not confirmed whether the inspection did actually take place for 2012, the fines in question will not be reversed.
10. A letter was received for the agent for unit #303 at 638 Broughton Street, requesting permission to improve the space with a finished office environment. After review and discussion, approval was granted for this renovation as submitted.
11. A request was made by the owners of #1602 to install hardwood flooring. After review of the application and as the underlay did not meet the minimum requirements, the agent will advise the owner and request an upgrade of underlay before approval will be granted.
12. An owner has requested permission to stay in the party room until 12:00 a.m. (midnight) in order to celebrate the Iranian New Year on Saturday, March 23rd. After review and discussion, approval will be given as long as there is compliance with all rules and council will monitor.
13. A letter was received from an owner advising of excessive noise from the unit above them. They believe that it may be an exercise treadmill being used in a bedroom area. After review and discussion, the agent was instructed to send a letter to the resident of the suite above the complainant's unit.

Owners are reminded that they must request approval from the strata council BEFORE installing hardwood floor or making alterations to their suite as per bylaws R.6.1 and R.4.4.

NEW BUSINESS

1. Dryer Vent Cleaning: The agent was instructed to request quotes from National Air and two other companies to complete the annual dryer vent cleaning.

