

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-460

CLASSICO

HELD On Wednesday, May 22, 2013 at 5:30 p.m. in the Meeting Room,
1328 West Pender Street, Vancouver, BC

PRESENT Roman Piechocki President/Treasurer
Lawrence Keenan
Ken Sopko
Mark Deppel

REGRETS Peter van Diepen Vice-President
Irfaan Hafeez
Douglas Soo

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 April 10, 2013 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statements:** The treasurer reviewed the March and April 2013 financial statements and it was moved, seconded and carried to approve the financial statements 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 8th month ending April 30, 2013 in the appropriate funds are as follows:
 - Consolidated Cash Balance \$1,044,773.79 (including CRF Balance)
 - Consolidated CRF Balance \$870,780.16 (Contingency Reserve Fund)
3. **Arrears:** The agent reported that letters have been sent to all owners with overdue accounts.
4. **Audit:** The agent inquired if council wished to proceed with an audit for the August 31, 2013 year-end. At this time, council will defer and make a decision later in the year.

COMMITTEE REPORTS

1. **Redesign Committee:** The committee has met a number of times and the following report was presented by the redesign committee regarding the Classico lobby and hallways. The committee has asked the following firms to provide proposals: A. Becker Design, Peter Wilds Design, False Creek Design Group, Rod Rosen Design, and KDS Painting and Decorating. An honorarium for the work done on the submissions by the design firms will be paid for from the funds allocated by council for this purpose.

\$250 each was given to Rod Rosen Design, Peter Wilds Design, and KDS Painting and Decorating. False Creek Design Group provided their proposal *gratis*. A \$400 gift voucher was provided by a resident for the services of A. Becker Design and was used to pay for their proposal. In this regard, the committee requested that a letter of appreciation from council be sent to the resident for their generous contribution to the project. The committee wishes to express its appreciation for the opportunity to work on this project, and are convinced that the project will benefit all owners.

They recommend the following criteria be used by the committee in assessing the proposal submissions:

- a) A design which is consistent with the lobbies and the hallways of the buildings in the Coal Harbour area.
- b) A design which is simple and timeless.
- c) A design that appropriately integrates the exterior with the interior (i.e. brings the outside in).
- d) A design that is functional and has appropriate sustainability considerations.
- e) The appropriate cost-effective staging of the project and price.

Once the committee has reviewed and assessed the submissions using the outlined criteria, they will provide strata council with a recommendation as to which firm they recommend council engage to undertake the complete design and work for the project. This will include a submission to council and a meeting of the owners by the firm chosen. They encourage council to consider the undertaking of this project as part of the construction of the 2013/2014 budget.

BUSINESS ARISING

1. **Elevator:** The agent reported that Richmond Elevator has reviewed the report from the Canadian Elevator quality assurance report and have submitted their reply to a number of deficiencies. Council will review. Richmond Elevator also advised their technician will be onsite on June 3rd and the district sales manager will also be in attendance, and council will ensure that a council member is available to meet.

2. Ten-year Warranty: The agent reported that a request has been made to Glottman Simpson, the structural engineers for the building and to date has not received a reply to her request of inspection of an area on Level P1 as noted in the ten-year warranty review by Morrison Hershfield. The agent will continue to follow up. The agent also advised that letters have been sent to all owners whose units were inspected with the results and if any work is required, council will follow up. Council has also extracted recommended repairs from the report and this has been compiled with the assistance of the site staff and will be forwarded, reviewed and quoted on by the appropriate contractors.

3. Swimming Pool Upgrade to Saltwater: Following the request of an owner, at the last AGM, the council formed a committee to investigate feasibility of converting our pool into a salt water system. Members of the council were already familiar with this technology, as it had been investigated before, in 2007, when several council members visited a number of other buildings with that type of system installed, listened to presentations by suppliers and secured quotations. At that time, the project was cancelled as too costly.

The present committee reviewed the record of the past project, researched the technology online in order to determine what the up to date salt water technology can offer, and once again solicited quotations. A number of onsite meetings took place, involving Imperial Paddock Pools, the supplier of the equipment, and RAM Mechanical, who would be responsible for the installation. Quotations for the complete projects were secured. The committee determined as follows:

The benefits of a salt water system are inconclusive. The perception of better quality of water in the pool is at best personal; reportedly some people would feel no difference. The main reason is the new City regulations introduced in 2010. According to the Pool Safety Plan provided by Vancouver Coastal Health, regardless of the type of water decontamination, the level of free chlorine must be maintained as specified in Pool Regulation (BC Reg.296/2010). This is physically checked daily by Classico staff. Which means, we are not allowed to remove chlorine from our pool water.

The downsides are significant. Presence of salt in the pool water system designed for fresh water, would render it vulnerable to corrosion and would eventually result in damage. Some equipment, for example heat exchangers, would need to be replaced with salt water type immediately, as the current exchangers would have their membranes plugged with salt.

In fact, Imperial Paddock technicians informed us that some buildings in our area had converted their systems back to ordinary chlorine. Aside from future risk and cost, the total cost of converting the system to salt water has reached \$25,000.

The council made a decision that this project is not feasible and will not be carried out.

4. Annual Fire Inspection: The second round of inspection and repair of some deficiencies will take place on June 6th. Owners have been advised. Owners who did not provide access for the first inspection have been advised that a fine of \$200 will be levied against their account.
5. Dryer Vent Cleaning: The dryer vent cleaning has been completed by National Air Technologies. However, a letter was received from National Air advising that one resident was extremely condescending and verbally abusive to one of the technicians. The report from National Air advised that 28 units were not accessed for cleaning, and letters have been sent advising these owners that it is their responsibility to have the dryer vent cleaned from the inside, as a second visit will not be arranged on their behalf. 27 owners were also advised of deficiencies such as booster fans no longer working and requiring replacement. This is also an owner's responsibility and owners have been advised of several contractors for this type of repair.
6. Window Washing: The window washing is being completed by Pacific Heights. A number of deficiencies have been reported and should be completed shortly, weather permitting.
7. Loading Zone: This item was deferred.
8. Maintenance Projects: A number of quotes for maintenance items have been requested. The agent will follow up with Harris Irrigation. Quotes are being received for shower stall renovations.
9. Moving Fees: The moving fees of several buildings in the area are being reviewed and council will be considering an increase to be presented at the AGM in the fall.
10. Bylaw Violations: The agent reported that a letter was sent to a commercial owner regarding garbage. It has been reported that a regular pickup of garbage for this unit has been arranged, and council agreed a fine will not be levied against the account.
11. Bylaw Violations Follow-up:
 - a) The agent reported that a bylaw violation letter was sent to an owner regarding noise and overflow of water on the balcony. To date, no response has been received. The agent was instructed to levy a fine against the owner's account.
 - b) A bylaw violation letter was sent to a resident and the agent for the owner has responded. However, after review and discussion, as not only were bylaws violated but verbal abuse to the staff was unwarranted, the agent was instructed to levy a fine against the owner's account.
 - c) A bylaw violation letter was sent to an owner regarding access not being provided during the fire equipment testing. A reply was received from the owner requesting that a fine not be imposed, however after review and discussion the agent was instructed to levy a fine against the owner.

- d) A letter was received from a resident in response to a rule violation. After review and discussion, it was agreed to reverse the fine; however the resident will be requested to ensure that rules are followed. Council looks forward to their cooperation.
- e) A letter was received from an owner in regards to a bylaw violation fine that was levied against their account regarding move-in fee. However, although the cheque was received, it was several months after the fact and the fine will not be reversed.
- f) A letter was received from an owner in regards to a bylaw violation letter received regarding failure to provide access for the fire inspection. Due to a health emergency, this owner was not able to provide requested access and council agrees not to levy a fine against the owner's account.

CORRESPONDENCE

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

1. A letter was received from an 18th floor owner regarding the noise emanating from their next-door neighbour. After review and discussion, it was agreed to send the offending resident a bylaw violation letter.
2. A letter was received from an owner regarding speeding vehicles in the parkade. Council thanks the owner for their concern, however it is impossible to monitor and signs have been posted in some areas; however speeding does continue. All residents are requested to be mindful of their speed and take due care and attention when driving through the parkade.
3. A letter was received from the owner of unit 3307 requesting approval to install hardwood floor. As the underlay specifications are within the guidelines of the strata's rules, approval will be granted.
4. A letter was received regarding a reported leak in the common hallway. Council wishes to advise that the building staff have localized the leak from a hot water pipe, and it will be repaired by a mechanical contractor.
5. The commercial owner in 330 has requested approval to install a glass door. After review and discussion, the agent was requested to advise the owner about the requirement for compliance with the fire code regulations. The owner is requested to provide the fire rating of the glass door.
6. A letter was received from an owner reporting two foggy windows in their unit and advised this has been an ongoing issue for several years. A council member inspected the windows and confirmed deficiency. After review and discussion, the agent was instructed to have Accurate Glass replace the windows with failed seals.

7. A letter was received from a new owner advising that they recently purchased their unit and the parking stall assigned to their unit is not adequate for their vehicle. After review and discussion, unfortunately council cannot reassign parking stalls. Council suggests the owner put up a notice and trade with another owner during the time that they live in the building, or apply to the developer to rent or purchase another stall.

NEW BUSINESS

1. Front Driveway Wall Damage: The tiled upstand (short wall) in the front driveway has been damaged by a car driven by a friend of a resident. Strata registered a claim at ICBC. Quotes have been requested for these repairs and will be presented to ICBC for reimbursement.
2. Building Manager: Council would like to advise all residents that Marcel Mazilu has been made a permanent employee of the building. Council welcomes Marcel to the site staff.
3. Canopy Glass: It has been reported that the glass canopy needs replacement above commercial unit 1366 and the agent was instructed to have Accurate Glass make this repair and ensure that safety glass is used.

There being no further business, the meeting was adjourned at 7:00 p.m. The next meeting will be held on Thursday, June 27, 2013 at 5:30 p.m.



Sylvia Brewer
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: 604-684-1539

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