

**MINUTES OF COUNCIL MEETING**  
**STRATA PLAN BCS-460**  
**CLASSICO**

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**HELD** On Thursday, April 10, 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  
Irfaan Hafeez  
Ken Sopko  
Mark Deppel  
Douglas Soo (left at 8:00 p.m.)

**GUESTS** Owner #1  
Owner #2

**STRATA AGENT** Sylvia Brewer, Vancouver Condominium Services Ltd.

The meeting was called to order at 5:30 p.m.

**GUEST BUSINESS**

1. An owner met with council to review a fine that was levied against his account regarding a noise bylaw violation. Council thanked him for his presentation. Council will discuss his request and the agent will advise him of the outcome.

*The owner left the meeting at 5:45 p.m.*

2. An owner met with council to review a fine levied against his account regarding a noise bylaw violation. Council thanked the owner for his presentation. Council will discuss and the agent will advise him of the outcome.

*The owner left the meeting at 6:00 p.m.*

After discussion regarding Guest #1, the fine will not be reversed.

After discussion regarding Guest #2, the fine will not be reversed.

## **MINUTES**

It was moved, seconded and carried to adopt the minutes of March 14, 2013 council meeting with the following amendment to Business Arising, Item #7 – Window Washing:

The cost should read \$7,800 plus tax, not \$8,120 plus HST, as noted.

## **FINANCIAL REPORT**

1. Monthly Statement: The treasurer reviewed the February 2013 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 6<sup>th</sup> month ending February 28, 2013 in the appropriate funds are as follows:
  - Total Cash Balance           \$1,004,479.87           (including CRF Balance)
  - CRF Balance                   \$ 839,726.05           (Contingency Reserve Fund)
3. Arrears: The agent reported that one account is in significant arrears. The agent was instructed to send a lien warning letter requesting payment.

## **BUSINESS ARISING**

1. Elevator: The agent reported that a letter and a copy of the report received from Canadian Elevator Quality Assurance have been sent to Richmond Elevator regarding a number of concerns. To date, a response has not been received. The agent was instructed to follow up and send a second letter requesting that council would like to address the concerns as per the report. The contract with Richmond Elevator expires in 2014 and council will be reviewing the renewal of this contract.
2. 10-Year Warranty: Morrison Hershfield has completed the site visits and the report has been received. Council has reviewed the report. The report notes that issues are mostly maintenance items and are not covered by the warranty. The agent has been instructed to have the structural engineer review one item noted on the report and also to request quotes from a waterproofing company.
3. Swimming Pool Upgrade to Salt Water: Two council members met with Ram Mechanical and Imperial Paddock to review on site the scope of necessary modifications. Council requested the final quotations and is now awaiting them pending a final decision. A council member also researched the information on the impact of the new system on water quality.

4. Annual Fire Inspection Deficiencies: The quotes have been received for the annual fire inspection deficiencies. Council will review and advise the agent on how to proceed with deficiency repairs. The report noted that nine owners did not make their suites available for the original inspection. These owners will be advised of the second inspection date and the cost for this inspection will be charged back to their account.

The report also noted 32 smoke detectors will require replacement in 2014 as they will be 10 years old. These owners will be advised of the requirement and that they are responsible for the cost of the replacement. The agent will provide contact information of several fire inspection contractors that owners may contact if they wish.

5. Dryer Vent Cleaning: The dryer vent cleaning is scheduled for April 22<sup>nd</sup> to April 29<sup>th</sup>. Notices will be posted and owners will be advised when access to their suite will be required.
6. Window Washing: Pacific Heights will be on site for window washing starting on May 1<sup>st</sup>. The window washing will take approximately two weeks.
7. Sure Fire Gas Fireplace Cleaning: Notices have been posted along with sign-up sheets and many owners are taking advantage of this service to have their fireplace cleaned. Fireplace cleaning is scheduled for April 12<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup>. Owners that sign up for this cleaning are reminded that costs for cleaning or repairs are the responsibility of the owner.
8. Landscaping Contract: The agent reported that she has received the contract from Green Spade Landscaping & Maintenance and has sent a letter confirming that council has accepted the proposal for 2013.
9. Re-design Committee: The re-design committee reported that they have scheduled three on-site meetings with designers.
10. Bylaw Violations – New: A bylaw violation letter was sent to an owner advising of a noise complaint and of overflow of water when they clean their deck. A reply is requested by April 16<sup>th</sup> and will be reviewed at the next council meeting.
11. Bylaw Violations – Follow-up: A response was received from a resident concerning a fine regarding cigarette butts found on the balcony below their unit. After further review and discussion, the agent was instructed to advise the resident and the agent for the owner that the fine will be reversed.

## **CORRESPONDENCE**

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

1. A letter was received from a resident regarding on-going noise complaints and also reported that unreasonable flow of cleaning water and refuse has been overflowing the sides of the balcony above. A letter will be sent to the resident advising of the complaints.

2. The tenant of commercial unit #1376 and #1378 has applied for approval for renovations. Council has reviewed their renovation requests and have no objections. The tenant will be advised that they must provide copies of permits and final approval from the City of Vancouver.
3. A letter was received from an owner with an offer of landscaping services in the area otherwise inaccessible for our landscaping contractors in exchange for waiving maintenance fees and also with complaints regarding debris falling from the balconies above.

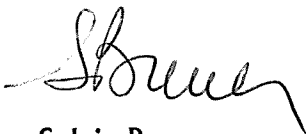
After discussion, the council requested that the agent reply advising the offer is appreciated, but waiving of strata fees is not permitted and a new proposal should be submitted.

Also, all complaints should be submitted by separate letter so that they can be properly dealt with and reported in the minutes.

### **NEW BUSINESS**

1. Loading Zone Area / Shed to Enclose Bins: Council requested that the commercial section member discuss the issue with other commercial owners and try to secure an agreement that all commercial units will share two standard garbage containers, one recycling bin and one cooking oil disposal drum. Once the agreement is in place, the council will seek offers to build one enclosure to accommodate all garbage containers in a new location away from the townhouses.
2. Maintenance Projects: Council discussed a number of maintenance projects they would like to attend to over the next few months and have requested that the agent get quotes for their review at the next meeting.
3. Moving Fees Review: Council will review the current move-in fees and will determine if an increase should be considered by the owners at the next AGM.
4. VCS Contract Review: The VCS contract expires September 30, 2013 and council had an In Camera meeting after the council meeting to discuss options.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Wednesday, May 22, 2013 at 5:30 p.m.



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