



**CLASSICO
STRATA PLAN BCS 460**

**SPECIAL GENERAL MEETING MINUTES
WEDNESDAY, APRIL 2, 2014, 6:00 PM
PARTY ROOM - 1328 WEST PENDER STREET**

MANAGEMENT PRESENT:

**Paul Kral, Senior Property Manager
Pacific Quorum Properties Inc.
pkral@pacificquorum.com / direct line (604) 638-1961**

1) **REGISTRATION**

Registration commenced at 5:45 p.m.

2) **CALL TO ORDER**

The Property Manager, Paul Kral, declared a quorum, and called the meeting to order at 6:30 p.m. Roman Piechocki, Council President, thanked everyone for taking the time to attend. Roman Piechocki then asked Paul Kral to facilitate this meeting. As there were no objections, Paul continued with the meeting.

3) **CERTIFYING PROXIES & NOTICE OF QUORUM**

Paul Kral of Pacific Quorum Properties reported on the quorum. The attendance register was taken, and it reflected that there were 30 Owners present, representing 30 votes, and 22 present by proxy representing 22 votes, totaling 52 votes available for the meeting.

4) **FILING PROOF OF NOTICE**

The meeting was advised that the Proof of Notice for the Special General Meeting for BCS 460 was filed in the Strata Corporation's records at the offices of Pacific Quorum Properties Inc.

5) **ADOPTION OF PREVIOUS AGM MINUTES – OCTOBER 22, 2013**

It was:

MOVED/SECONDED

To approve the minutes of the Annual General Meeting held on October 22, 2013. The vote was called:

IN FAVOUR	52
AGAINST	0
ABSTAIN	0

CARRIED

6) **¾ VOTE RESOLUTION #1 – APPROVAL OF SIGNIFICANT CHANGE IN USE AND APPEARANCE OF COMMON PROPERTY**
(Section 71 of the Strata Property Act)

WHEREAS The Owners, Strata Plan BCS 460 would like to change the appearance and use of the area identified in the strata plan from a garbage use area to a planter; the change from a garbage use area to a planter is a significant change in the use and appearance of the common property, in accordance with Section 71 of the *Strata Property Act* (the "Act");

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan BCS 460 that, pursuant to Section 71 of the Act, the significant change in the use and appearance of the common property identified in the strata plan, outlining the change from a garbage use area to a planter be approved.

It was:

MOVED/SECONDED

To approve Resolution #1.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #1.

IN FAVOUR	51
AGAINST	1
ABSTAIN	0
CARRIED	

7) **$\frac{3}{4}$ VOTE RESOLUTION #2 – APPROVAL OF LANDSCAPING DESIGN UPGRADES**

WHEREAS The Owners, Strata Plan BCS 460 have determined that the landscaping design is to be upgraded based on No Limit Landscaping's quote and specifications. The cost based on the quoted price would not exceed **Sixty-Five Thousand (\$65,000.00) Dollars**.

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan BCS 460, approve that a sum of money not to exceed **Sixty-Five Thousand (\$65,000.00) Dollars** including taxes be spent for the purpose of landscaping design upgrades. Such expenditure is to be charged against the Residential Contingency Reserve Fund.

It was:

MOVED/SECONDED

To approve Resolution #2.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #2.

IN FAVOUR	52
AGAINST	0
ABSTAIN	0
CARRIED	

8) **ADJOURNMENT**

It was:

MOVED/SECONDED

To adjourn the meeting and destroy all ballots.

CARRIED UNANIMOUSLY

The meeting was adjourned at 7:00 p.m.

ONLINE ACCESS TO YOUR STRATA CORPORATION

To access **PQ ONLINE** for Classico:

- Go to: www.pacificquorum.com
- Under **PQ ONLINE LOGIN** enter:
 - Username: **classico**
 - Password: **460**

Once you have logged into **PQ ONLINE** for the first time, please go to “**MY INFO**” and sign-up for **email notification** of important notices, meeting minutes, etc., and update your contact details.

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Paul Kral, Senior Property Manager

430 – 1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Tel: (604) 685-3828 / Fax: (604) 685-3845

Direct: 604-638-1961

Email: pkral@pacificquorum.com

Website: www.pacificquorum.com

24-Hour Emergency Maintenance #: 604-685-3828

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que lo traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

सबुद्धी सावधानी विचार करके विभिन्न भाषा का सुलभ करवाएं

Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*