

# **MINUTES OF ANNUAL GENERAL MEETING**

## **STRATA PLAN BCS-460**

### **THE CLASSICO**

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**HELD:** On Wednesday, October 21, 2009 at 6:30 p.m. in the Party Room at 1328 West Pender Street, Vancouver, B.C.

**PRESENT:** 95.19 votes presented in person or proxy, as per the registration sheet.

**STRATA AGENT:** Alex Korecki, Vancouver Condominium Services Ltd.

#### **QUORUM REPORT**

The agent advised that a quorum was present and the meeting was called to order at 6:35 p.m.

#### **ELECTION OF CHAIR**

It was agreed that the strata agent, Alex Korecki, in conjunction with council President Roman Piechocki, would chair the meeting. Introductions were made and the meeting commenced.

#### **PROOF OF NOTICE**

It was moved, seconded and carried to adopt the notice dated September 30, 2009 as proper Notice of Meeting.

#### **APPROVAL OF AGENDA**

Roman Piechocki, requested that the agenda be amended and the President's report be discussed after the report on Insurance. It was moved, seconded and carried to approve the agenda as amended.

#### **MINUTES**

It was moved, seconded and carried to adopt the minutes of the October 15, 2008 Annual General Meeting.

#### **UNFINISHED BUSINESS**

There was no unfinished business.

## **INSURANCE REPORT**

The insurance policy for Strata Corporation BCS-460, as attached to the AGM notice, was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

## **PRESIDENT'S REPORT**

Roman Piechocki reviewed the President's report with the owners. A copy of the report is attached to the AGM minutes. Mr. Piechocki explained in detail to the owners the plan to re-organize staff at The Classico, by creating a position for a building manager who would be technically inclined and able to deal with a majority of the maintenance issues. Discussion ensued and owners were allowed to comment on the proposed re-organization. A copy of the recommended staffing schedule is attached to the minutes. Mr. Piechocki further explained to the owners that through effective management of the building and minimizing of maintenance costs due to help from various council members, the strata corporation was able to recover the previous fiscal periods' deficits.

As the proposed staffing re-organization discussed related to the proposed 2009/2010 budget, the floor was turned to the strata agent, Alex Korecki, for presentation of the 2009/2010 budget.

## **2009/2010 BUDGET (YEAR END AUGUST 31<sup>ST</sup>)**

The 2009/2010 budget was presented to the owners for their consideration. It was noted that the budget called for no increase in strata fees and that a new line item was added to facilitate hiring of an additional building manager.

It was moved and seconded to put the budget on the floor for discussion.

Concerns were expressed that the onsite presence at the building would be reduced by the building re-organization, leaving the building exposed to vandalism. The council explained that staff would be present at the building during the evenings and early mornings on Saturday and Sunday when the majority of incidents occur.

An amendment was then **moved and seconded** to increase the Security budget line item #8140 from \$72,000 to \$104,400 for the Residential Section and from \$8,000 to \$11,600 for the Commercial Section, which in turn would increase the total strata fees for the Residential Section from \$840,651 to \$873,051 and the Commercial Section from \$71,735 to \$75,335 in order to allow for 24 hours a day, 7 days a week staffing present at the building. An increase in strata fees of approximately 4%.

All owners were given a chance to speak for or against the amendment. The amendment was then called to a vote and **defeated**.

There being no further discussion, a vote was taken and it was **carried** to adopt the budget in the total amount of \$927,036.

**OWNERS PLEASE NOTE: THERE WILL BE NO INCREASE IN STRATA FEES.**

**IF YOU ARE ON THE PAC AUTOMATIC PAYMENT PROGRAM, YOU NEED DO NOTHING AS YOUR PAYMENTS WILL CONTINUE AUTOMATICALLY FOR THE 2010 FISCAL YEAR.**

### **3/4 VOTE RESOLUTIONS**

The following  $\frac{3}{4}$  Vote Resolution was presented to the owners for their consideration:

***$\frac{3}{4}$  VOTE RESOLUTION #1  
BUILDING RE-PAINTING PROJECT  
RESIDENTIAL SECTION ONLY***

***WHEREAS*** The Owners, Strata Plan BCS-460, wish to maintain the exterior appearance of the building by:

- (1) Power washing and repainting the concrete walls of townhouses 1 through 10 inclusive;
- (2) Power washing and repainting the pillars on the ground floor of the hi-rise building, including the two pillars of the pool directly above the driveway;

***BE IT RESOLVED*** by a  $\frac{3}{4}$  vote resolution of The Owners, Strata Plan BCS-460, that a sum of money not exceeding \$18,000 be spent for the purpose of building re-painting, such expenditure to be charged against the Residential Contingency Reserve Fund.

The agent explained to the owners that resolutions #1 and #2 are related; however, as Strata Corporation BCS-460 is a sectioned strata, a separate vote must be held for the Residential Section and the Commercial Section.

The council President, Roman Piechocki, informed the owners that this resolution was put forward as the building is starting to age and should be painted to maintain its appearance.

It was moved and seconded to place  $\frac{3}{4}$  Resolution #2 on the floor for discussion by the Residential Section.

There being no questions or concerns, a Residential Section vote was taken and  $\frac{3}{4}$  Vote Resolution #1 was **carried** by more than 75% of the vote (73 in favour, 2 opposed, 0 abstentions).

\* \* \*

The following  $\frac{3}{4}$  vote resolution was presented to the owners for their consideration:

**$\frac{3}{4}$  VOTE RESOLUTION #2  
BUILDING RE-PAINTING PROJECT  
COMMERCIAL SECTION ONLY**

**WHEREAS** The Owners, Strata Plan BCS-460, wish to maintain the exterior appearance of the building by power washing and repainting the concrete walls of the Commercial Section, excluding the units already repainted by the developer;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote resolution of The Owners, Strata Plan BCS-460, that a sum of money not exceeding \$7,500 be spent for the purpose of power washing and repainting the concrete walls of the Commercial Section excluding the units already repainted by the developer, such expenditure to be charged against the Commercial Contingency Reserve Fund.

It was moved and seconded to place  $\frac{3}{4}$  Vote Resolution #2 on the floor for discussion by the Commercial Section.

There being no questions or concerns, a Commercial Section vote was taken and  $\frac{3}{4}$  Vote Resolution #2 was **carried** by more than 75% of the vote (unanimous).

\* \* \*

The following  $\frac{3}{4}$  vote resolution was presented to the owners for their consideration:

**$\frac{3}{4}$  VOTE RESOLUTION #3  
BYLAW AMENDMENT – QUORUM**

**WHEREAS** The Owners, Strata Plan BCS-460, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

**AND WHEREAS** The Owners, Strata Plan BCS-460, wish to amend the bylaws of their Strata Corporation;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote resolution of The Owners, Strata Plan BCS-460, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By amending bylaws 5.6 (3) and (4) which currently read:

- 5.6 (3) If a quorum is not present within  $\frac{1}{2}$  an hour from the time appointed for an annual or special general meeting, the eligible voters, present in person or proxy, constitute a quorum if such eligible voters represent at least 25% of the strata corporation's votes. If the number of eligible voters is less than 25% of the strata corporation's votes, the quorum requirement will not be met and the meeting will stand adjourned to the same day in the next week at the same place and time. If, at the adjourned meeting a quorum is not present within  $\frac{1}{2}$  hour from the appointed time, the eligible voters, in person or by proxy, will constitute a quorum.

- (4) *Subsection (3) does not apply to a special general meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a special general meeting demanded pursuant to section 43 of the Act terminates, and does not adjourn, the special general meeting*

*To read as follows:*

- 5.6 (3) *If within ½ hour from the time appointed for an annual or special general meeting, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.*
- (4) *Subsection (3) does not apply to a meeting demanded pursuant to section 43 of the Act.*

The agent informed the owners that, even though the amendment to the bylaws was presented as a single resolution, a vote would need to be taken separately by both the Residential and Commercial sections.

It was moved and seconded to place  $\frac{3}{4}$  Vote Resolution #3 on the floor for discussion by the Residential Section.

After discussion, a vote was taken by the Residential Section and  $\frac{3}{4}$  Vote Resolution #3 **carried** by more than 75% of the vote (74 in favour, 1 opposed, 0 abstentions).

It was then moved and seconded to place  $\frac{3}{4}$  Vote Resolution #3 on the floor for discussion by the Commercial Section.

Owners were given a chance to speak for or against the resolution.

After discussion, a vote was taken by the Commercial Section and  $\frac{3}{4}$  Vote Resolution #3 **carried** by more than 75% of the vote (unanimous).

## **NEW BUSINESS**

1. An owner asked the council to investigate the possibility of having the windows washed twice a year.
2. Council was asked to discuss again the issue of upgrading the landscaping around the building.
3. Council was asked to investigate the possibility of installing additional cameras throughout the building.
4. An owner expressed concern that residents are not waiting for the parkade gate to close when entering and exiting the parkade. All owners are reminded that they must wait for the garage gate to close, as the majority of break-ins to buildings occur as a result of owners being followed into the parkade.

## **ELECTION OF STRATA COUNCIL**

The members of council for 2008/2009 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation for a job well done by their outgoing council, with a loud round of applause. The agent advised the owners that there are six Residential spots available to be filled on the 2009/2010 council and one Commercial spot.

The following owners were nominated for council for 2009/2010:

- |   |                 |             |            |
|---|-----------------|-------------|------------|
| - | Irfaan Hafeez   | Residential | Unit #1102 |
| - | Cornel Berceanu | Residential | Unit #2605 |
| - | Roman Piechocki | Residential | Unit #1006 |
| - | Mark Belben     | Residential | Unit #2301 |
| - | Paul Mcgeachie  | Residential | Unit #2201 |

There being no further nominations, it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.

There being no further business, the Annual General Meeting was adjourned at 7:45 p.m. The next meeting will be a strata council meeting and has been scheduled for Wednesday, November 25, 2009 at 5:30 p.m. in the Library, at 1328 West Pender Street, Vancouver, B.C.

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## Does your Address Match your Driver License?

There are areas of Vancouver and possibly Richmond where there may be security check points and the full scope of the street shutdown is still subject to change. The bottom line is that the potential impact is still unknown. To ensure you can easily obtain access to your building it has been recommended that your driver's license or other personal identification be up to date so that the noted address matches with your building. Hopefully, this will assist you in getting home that much easier.

You will find additional information at this website <http://olympichostcity.vancouver.ca>, but we are currently being advised that the following streets in Vancouver will be closed for security purposes:

- Expo and Pacific Boulevard (between Smithe and Quebec Streets)
- Georgia and Dunsmuir Viaducts
- Quebec Street (between Terminal Street and Second Avenue)
- Canada Place and Waterfront Road
- Midlothian Avenue (between Dinmont Avenue and Ontario St.)
- Renfrew Street (between Hastings Street and McGill Street)