

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN BCS-460

THE CLASSICO

HELD

On Thursday, October 28, 2010 at 6:00 p.m. in the Party Room, at 1328 West Pender Street, Vancouver, B.C.

PRESENT

79.77 votes present in person or proxy, as per the registration sheet.

STRATA AGENTS

Alex Korecki, Vancouver Condominium Services Ltd.
Bill West, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 6:30 p.m. by the strata agent. There were 79.77 votes present in person or by proxy.

ELECTION OF CHAIR

Council president, Roman Piechocki, in agreement with the owners, acted as chairperson of the meeting. Strata agent, Alex Korecki, assisted in facilitating the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated October 7, 2010 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda.

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 21, 2009 Annual General Meeting.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

In addition to the written council President's Report, inserted below for the benefit of those not in attendance, Roman Piechocki, expressed appreciation of council's contribution throughout the year as well as that of the departing strata agent, Alex Korecki. Mr. Piechocki introduced Bill West, the new Vancouver Condominium Services Ltd. strata agent, to the owners.

INSURANCE REPORT

The insurance policy for Strata Corporation BCS-460 as attached to the AGM notice was reviewed by the owners and approved. The insurance policy runs from December 31, 2009 to December 31, 2010 with a total premium \$68,693. The strata corporation is currently insured for full replacement value of the building at \$72,789,000.

All owners and residents are reminded that the strata corporation's insurance policy does not provide 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.

2010/2011 BUDGET (YEAR END AUGUST 31ST)

The 2010/2011 budget was presented to the owners for a detailed review and analysis, noting that the budget called for no increase in strata fees. It was moved, seconded and carried to adopt the budget in the total amount of \$926,586.

Owners please note: There will be no increase in strata fees.
For those owners who pay by cheque, please issue post-dated cheques made payable to "Strata Plan BCS-460".

If you are on the PAC automatic payment program, your payments will continue to be withdrawn at the current strata fee amount.

3/4 VOTE RESOLUTIONS

The following 3/4 vote resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #1
TRANSFER ACCUMULATED OPERATING SURPLUS
(RESIDENTIAL ONLY)**

WHEREAS The Owners, Strata Plan BCS-460 have a residential accumulated operating fund surplus of \$137,789 and they would like to transfer \$114,065 of it to the Residential Contingency Fund for the purposes of off-setting the proposed resolutions funded from the Residential Contingency Fund.

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-460 that \$114,065 of the residential accumulated operating fund surplus be transferred to the Residential Contingency Reserve Fund.

Following discussion, it was moved, seconded to place the $\frac{3}{4}$ vote resolution on the floor for discussion.

All owners having been given a chance to speak for or against the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #1 – Transfer Accumulated Operating Surplus (Residential Only) **carried** (unanimously).

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

**$\frac{3}{4}$ VOTE RESOLUTION #2
BOOSTER PUMP REPLACEMENT
(RESIDENTIAL ONLY)**

WHEREAS The Owners, Strata Plan BCS-460, have been informed that the booster pump system is nearing the end of its useful life expectancy;

AND WHEREAS The Owners, Strata Plan BCS-460, have been advised to upgrade to a more modern and energy efficient system;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-460, that a sum of money not exceeding \$80,000 be spent for the purpose of a booster pump replacement, such expenditure to be charged against the Residential Contingency Reserve Fund.

Council president, Roman Piechocki, explained to the owners that the booster pumps currently in use are original and not of good quality. The pumps have required extensive repairs over the past years. As there are better and more energy efficient pumps out there, the above $\frac{3}{4}$ vote resolution was presented to the owners. Mr. Piechocki advised the owners that the purpose of these pumps was to push the domestic water supply to the upper floors.

Following discussion, all owners having been given a chance to speak against or for the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #2 – Booster Pump Replacement (Residential Only) **carried** (unanimously).

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

**$\frac{3}{4}$ VOTE RESOLUTION #3
WASHING MACHINE HOSE REPLACEMENT
(RESIDENTIAL ONLY)**

WHEREAS The Owners, Strata Plan BCS-460, have been advised that the vast majority of the washing machine supply line connections in the building are plastic;

AND WHEREAS the washing machine supply line connections are nearing the end of their life expectancy;

AND WHEREAS washing machine supply line connection failure may lead to expensive insurance claims and significant damage and inconvenience;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-460, that a sum of money not exceeding \$32,000 be spent for the purpose of upgrading all washing machine supply lines to steel braided supply lines, such expenditure to be charged against the Residential Contingency Reserve Fund.

The council president explained that the purpose of this $\frac{3}{4}$ vote resolution was to replace the plastic washing machine hoses that were originally installed in the suites with metal braided hoses which were less prone to breakage.

It was then moved, seconded to place $\frac{3}{4}$ Vote Resolution #3 – Washing Machine Hose Replacement (Residential Only) on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #3 – Washing Machine Hose Replacement (Residential Only) **carried** (78.77 in favour, 1 opposed).

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The following 3/4 vote resolution was presented to the owners for their consideration:

***3/4 VOTE RESOLUTION #4
PARTY ROOM FLOORING REPLACEMENT
(RESIDENTIAL ONLY)***

WHEREAS The Owners, Strata Plan BCS-460, wish to replace the party room carpet,

AND WHEREAS the carpet in the party room has become stained to the point of where it cannot be permanently cleaned,

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS-460, that a sum of money not exceeding \$15,000 be spent for the purpose of party room flooring replacement, such expenditure to be charged against the Residential Contingency Reserve Fund.

The council president explained that the purpose of the 3/4 Vote Resolution #4 – Party Room Flooring Replacement was to replace the stained carpet in the party room with tiles.

It was then moved, seconded to place the 3/4 Vote Resolution #4 – Party Room Flooring Replacement (Residential Only) on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the 3/4 vote resolution, a vote was taken and 3/4 Vote Resolution #4 – Party Room Floor Replacement (Residential Only) **carried** (unanimously).

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The following 3/4 vote resolution was presented to the owners for their consideration:

***3/4 VOTE RESOLUTION #5
BYLAW AMENDMENT***

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 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:

1. By amending Bylaw 3.8 to read:

3.8 *“Requisition of Council Hearing.”*

corrected from:

“Requisition of Council Heating.”
2. By amending Bylaw 5.1(1) to read *“Annual and Special General Meetings must be chaired by the president of the council”* corrected from:

5.1(1) Annual and special general meetings must be chaired by the present of the council.
3. By amending Bylaw 7.5(3) to read:

7.5(3) At least 72 hours notification must be given to the Building Staff for each move in and move out. Notification and booking the moving elevator can be done verbally, in person, or in writing. Elevator shall be booked on a first come first served basis.
4. By amending Bylaw 7.5(6) to read:

7.5(6) An owner, tenant or occupant must ensure that all common areas are left undamaged. Any damage requiring repairs, or cleaning by the strata corporation, will be assessed by the Building Staff and its cost deducted from the damage deposit specified in 7.5 (5) above.
5. By amending Bylaw 7.5(7) to read:

7.5(7) Moving in or out is permitted only through the elevator lobby door at P1 level (parking, commercial section, before the gate), subject to the size of the moving truck. If the size of the moving truck prevents its access to P1 level, a permit to move in or out through the back lane gate and elevator lobby on Level 3 must be obtained from the Building Staff. The person moving in or out must ensure that the door is not left open without supervision, and that furniture and effects are not left in the elevator lobby for longer than 15 minutes at a time.

The agent explained that this $\frac{3}{4}$ vote resolution is intended to correct typos that had been found and wording changes to clarify existing bylaws.

It was then moved, seconded to place the $\frac{3}{4}$ Vote Resolution #5 – Bylaw Amendment on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #5 – Bylaw Amendment **carried** (unanimously).

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The following 3/4 vote resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #6
BYLAW AMENDMENT**

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 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 Bylaw 2.3 (3) to read as follows:

2.3 (3) An owner of a residential strata lot who has hard floor surfaces in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces are covered with area rugs or carpet and avoid walking on such flooring with hard shoes. Residents are not required to cover kitchen floors, bathroom floors or entryways with area rugs or carpet.

An owner shall not replace any existing floor material which will transmit more sound than the original material, unless approved by council under the following conditions:

- (a) All flooring replacement requests must be submitted to the council in writing.
- (b) In the case of hardwood flooring approval requests, the council shall not grant approval unless the underlay material exceeds STC & IIC ratings of 70.

Amended from:

2.3 (3) An owner of a residential strata lot who has hard floor surfaces in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes. Residents are not required to cover kitchen floors, bathroom floors or entryways with area rugs or carpet.

The agent explained that the purpose of the 3/4 Vote Resolution #6 – Bylaw Amendment was to better protect owners from potential noise caused by hard flooring.

It was then moved, seconded to place the 3/4 Vote Resolution #6 – Bylaw Amendment on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #6 – Bylaw Amendment **carried** (unanimously).

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

***3/4 VOTE RESOLUTION #7
BYLAW AMENDMENT***

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 adding Bylaw 2.3(4) to read:

2.3 (4) *A resident or a guest may not use common property for business or commercial purposes without obtaining prior authorization from the strata council.*

The council president explained that there have been problems that have occurred due to people utilizing common property space for business purposes, particularly the party room. The bylaw amendment will require owners to request use from council in advance.

It was then moved, seconded to place the $\frac{3}{4}$ Vote Resolution #7 – Bylaw Amendment on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #7 – Bylaw Amendment **carried** (unanimously).

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The following 3/4 vote resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #8
BYLAW AMENDMENT**

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 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:

1. By amending Bylaw 2.4(2) to read:

2.4(2) The strata corporation requires that a tenant must provide the strata corporation with their name and contact information.

Amended from:

2.4(2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name and contact information.

The council president informed the owners that this bylaw amendment was a re-wording of bylaw 2.4(2) which would require owners to provide tenant information to the strata council.

It was then moved, seconded to place the 3/4 Vote Resolution #8 – Bylaw Amendment on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the 3/4 vote resolution, a vote was taken and 3/4 Vote Resolution #8 – Bylaw Amendment **carried** (unanimously).

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The following 3/4 vote resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #9
BYLAW AMENDMENT**

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 adding Bylaws 7.4(a) (vi) and 8.5(3) (f) to read:

7.4 (a)(vi) Park a vehicle in the circular driveway of the main entrance to the building.

8.5(3)(f) Park a vehicle in the circular driveway of the main entrance to the building.

The council president explained that this bylaw amendment was intended to cover the use of owners parking in the circular driveway.

It was then moved, seconded to place the $\frac{3}{4}$ Vote Resolution #9 – Bylaw Amendment on the floor for discussion.

Following discussion, all owners having been given a chance to speak for or against the $\frac{3}{4}$ vote resolution, a vote was taken and $\frac{3}{4}$ Vote Resolution #9 – Bylaw Amendment **carried** (unanimously).

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

***3/4 VOTE RESOLUTION #10
BYLAW AMENDMENT***

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 Bylaw 7.5(4) to read:

7.5(4) To cover expenses incurred by the strata corporation, a fee will be assessed against the owner, tenant or occupant of the residential strata lot where a move-in takes place:

(a) To unfurnished suite \$125

Amended from:

7.5(4) A \$100 move in charge will be assessed against the owner, tenant or occupant of a residential strata lot where a move in takes place to the residential strata lot and such assessment shall become due one day prior to the move.

The council president introduced the above $\frac{3}{4}$ vote resolution to the owners noting that various complaints have been received in the past year relating to the inequity of the move in fees, specifically relating to furnished and unfurnished suites.

It was moved and seconded to place $\frac{3}{4}$ vote resolution #10 on the floor for discussion.

Following discussion, it was moved, seconded and **defeated** to amend the resolution with: Townhouses with direct access to street or lane, and do not use the elevator or building hallway for moving in or out, be waived the moving fee.

After discussion, all owners having been given a chance to speak for or against the $\frac{3}{4}$ Vote Resolution #10 – Bylaw Amendment **carried** as presented (77.77 in favour, 2 opposed) by more than 75% of the vote.

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NEW BUSINESS

1. Refrigerator Water Supply Lines: An owner requested that council investigate the possibility of replacing the refrigerator supply lines.
2. Front Driveway Parking: An owner requested that the council consider making the front driveway a fire lane; thus, eliminating any parking concerns.
3. Bicycle Storage: The council was requested to investigate the possibility of expanding the bicycle storage.
4. Fob Audit: The council was asked to conduct a fob audit in the coming fiscal year.
5. Courier/Deliveries: A request was made for council to consider a means of accepting packages or mail for owners.
6. Security Service: An owner suggested that council investigate increasing nighttime security in the building.

7. Front Water Feature: The council was asked to investigate the possibility of beautifying the front water feature.
8. Water Shut Off: The council was asked to implement a program when residents would be educated on how to turn the water off to their suite while away from home.

ELECTION OF STRATA COUNCIL

The members of council for 2009/2010 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 seven positions to fill for 2010/2011 council (6 residential and 1 commercial). The following owners were nominated:

Mark Belben	Unit #2301
Roman Piechocki	Unit #1006
Peter Van Diepen	Unit #TH1
Irfaan Hafeez	Unit #1102

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 meeting was adjourned at 7:20 p.m. The next strata council will be held on Monday, December 6, 2010 at 5:30 p.m. in the Library, 1328 West Pender Street, Vancouver, B.C.

Bill West
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BW/am

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

The idea of an earthquake is unwelcome and not something any of us would like to consider happening in Vancouver; however, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake should it happen here...

1. You are on your own. Do not count on your strata council or management company for assistance.
2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own and need to prepare accordingly.
3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to telephone/email the management company for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (ie. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is **NO** government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. The Government of Canada advises you should be prepared to be self sufficient for at least 72 hours. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is “human nature”. Please remember, however, that “You are on your own” is the hard truth and the only rule that counts.

For further information, please visit the following websites:

Ministry of Public Safety & Solicitor General
http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Earthquake Preparedness Tips
<http://vancouver.ca/emerg/prepyourself/earthquaketips.htm>

Public Safety Canada - What To Do during an Earthquake
<http://www.preparez-vous.ca/fl/earthquakes-what-to-do-eng.pdf>