

MINUTES OF ANNUAL GENERAL MEETING STRATA PLAN BCS-460 THE CLASSICO

HELD On Wednesday, October 19, 2011 at 6:00 p.m. in the Party Room,
1328 West Pender Street, Vancouver, B.C.

PRESENT 96 owners in person or proxy, as per the registration sheet.
(88 Residential owners totaling 88 votes)
(8 Commercial owners totaling 11.58 votes)

STRATA AGENT Bill West, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 6:15 p.m. by the strata agent.
There were 99.58 votes present or by proxy.

ELECTION OF CHAIR

It was moved, seconded and carried to elect the council president, Roman Piechocki, and the strata agent, Bill West, to co-chair the meeting. Introductions were made and the meeting commenced.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated September 28, 2011 as proper Notice of Meeting.

APPROVAL OF AGENDA

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 28, 2010 Annual

General Meeting.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

Mr. Piechocki gave a brief re-cap of his written report submitted to owners as part of the Notice of Meeting. In his synopsis, Mr. Piechocki noted that council had achieved its primary goals of fiscal conservatism and continuing to improve the building's energy efficiency.

INSURANCE REPORT

The insurance policy for Strata Corporation BCS-460 as attached to the AGM notice was reviewed by the agent. The insurance policy runs from December 31, 2010 to December 31, 2011 with an annual premium of \$78,335.

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.

2011/2012 BUDGET (YEAR END AUGUST 31ST)

The 2011/2012 budget was presented to the owners for a detailed review and analysis noting that the budget called for no increase in strata fees for the third consecutive year. It was moved, seconded and carried (unanimously) to adopt the budget in the total amount of \$927,586.

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 OPERATION SURPLUS (RESIDENTIAL ONLY)

WHEREAS The Owners, Strata Plan BCS-460 have a residential accumulated operating fund surplus of \$116,544 and they would like to transfer \$60,000 of it to the Residential Contingency Reserve Fund for the purposes of off-setting the proposed CRF expenditures this year and future 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 \$60,000 of the residential accumulated operating fund surplus be transferred to the Residential Contingency Reserve Fund.

All residential owners having been given a chance to speak for or against $\frac{3}{4}$ Vote Resolution #1 – Transfer Accumulated Operation Surplus (Residential), it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #1 – Transfer Accumulated Operation Surplus (Residential).

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The following 3/4 Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #2 TRANSFER ACCUMULATED OPERATION SURPLUS (COMMERCIAL ONLY)

WHEREAS The Owners, Strata Plan BCS-460 have a commercial accumulated operating fund surplus of \$5,473 and they would like to transfer this amount to the Commercial Contingency Reserve Fund for the purposes of off-setting partly the proposed resolution funded from the Commercial Contingency Reserve Fund;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-460 that \$5,473 of the commercial accumulated operating fund surplus be transferred to the Commercial Contingency Reserve Fund.

All commercial owners having been given a chance to speak for or against $\frac{3}{4}$ Vote Resolution #2 – Transfer Accumulated Operation Surplus (Commercial Only), it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #2 – Transfer Accumulated Operation Surplus (Commercial Only).

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The following 3/4 Vote Resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #3
PARKADE LIGHTING REPLACEMENT UPGRADE
(RESIDENTIAL AND COMMERCIAL)**

WHEREAS The Owners, Strata Plan BCS-460 have been advised to upgrade to a more modern and energy efficient lighting system in the parkade and in the mechanical/service rooms. By replacing existing lighting fixtures with more efficient ones, the strata corporation is expected to save about \$5,000 on energy consumption annually. The initial cost of implementing the new lighting system is estimated at \$26,000 including HST. The strata corporation has entered into a preliminary Power Smart Incentive Fund Agreement with B.C. Hydro. After completion of the installation of the new lighting system, B.C. Hydro will pay to strata corporation the incentive, which will not exceed \$14,011. The payback on the entire investment is estimated to be 2.35 years;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS-460 that a sum of money not exceeding \$26,000 be spent for the purpose of parkade and mechanical/service rooms lighting replacement, such expenditure to be charged against the Residential and Commercial Sections Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt 3/4 Vote Resolution #3 – Parkade Lighting Replacement Upgrade (Residential and Commercial).

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The following 3/4 Vote Resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #4
REMEDIAL WORK ON THIRTEEN (13) OPEN BALCONY FLOORS
(RESIDENTIAL ONLY)**

WHEREAS The Owners, Strata Plan BCS-460 have determined that in order to prevent future costly repairs, thirteen open balcony floors need to be recoated with a new primer, base and a top coat of existing polyurethane membrane. Eight open balconies are located in the tower and five are in townhouses 1 through 5. The cost of recoating the membranes is estimated at \$6,500 including HST.

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS-460 that a sum of money not exceeding \$6,500 be spent for the purpose of recoating thirteen balcony floors with a new polyurethane membrane, such expenditure to be charged against the Residential Contingency Reserve Fund.

All residential owners having been given a chance to speak for or against 3/4 Vote Resolution #4 – Remedial Work On Thirteen (13) Open Balcony Floors (Residential Only), it was moved, seconded and **carried** (unanimously) to adopt 3/4 Vote Resolution #4 – Remedial Work On

Thirteen (13) Open Balcony Floors (Residential Only).

The following 3/4 Vote Resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #5
DRAIN LINES SEPARATIONS – COMMERCIAL SECTION
DRAINAGE SYSTEM (COMMERCIAL ONLY)**

WHEREAS The Owners, Strata Plan BCS-460 have determined that to avoid recent frequent clogging of the sanitary drain lines in the commercial section, it is necessary to reroute these lines and separate between the following commercial units: 1368/1372 – LIWP Investments Ltd.; 1376/1378 – WU, JAN: 1382/1386 – AXIS Hair and Skincare Salon Inc. The cost of rerouting these drain lines is estimated at \$13,300 including HST.

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS-460 that a sum of money not exceeding \$13,300 be spent for the purpose of rerouting sanitary drain lines in the commercial section, such expenditure to be charged against the Commercial Contingency Reserve Fund.

The council president explained the history of the drainage problem and the concern of costly future repairs as the rationale for repairing the drain lines.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt ¾ Vote Resolution #5 – Drain Lines Separations – Commercial Section Drainage System (Commercial Only).

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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 ¾ 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. the bylaws filed in the Land Title Office on 2003 08 06 under registration no. BV307527 be and are hereby repealed;

2. the bylaws filed in the Land Title Office on 2005 11 25 under registration no. BX291910 be and are hereby repealed;
 3. the bylaws filed in the Land Title Office on 2006 11 17 under registration no. BA445910 be and are hereby repealed;
 4. the bylaws filed in the Land Title Office on 2007 11 14 under registration no. BB571883 be and are hereby repealed;
 5. the bylaws filed in the Land Title Office on 2008 11 03 under registration no. BB102222 be and are hereby repealed;
 6. the bylaws filed in the Land Title Office on 2009 10 27 under registration no. BB1114852 be and are hereby repealed;
 7. the bylaws filed in the Land Title Office on 2010 12 01 under registration no. BB1925587 be and are hereby repealed;
- * NO ALTERATION OF CONTENT IS CONTEMPLATED IN THIS CHANGE, IT IS ADMINISTRATIVE IN NATURE ONLY.

Following discussion, it was moved, seconded and **carried** (Residential - unanimously) (Commercial – unanimously) to adopt $\frac{3}{4}$ Vote Resolution #6 – Bylaw Amendment.

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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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

Amend bylaw R.4.1 by inserting a sentence after subsection (e):

An owner must not:

Following discussion, it was moved, seconded and **carried** (Residential - unanimously)

(Commercial – unanimously) to adopt $\frac{3}{4}$ Vote Resolution #7 – Bylaw Amendment.

The following $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

Add new bylaw:

R.4.1 (x) use common property for the purpose of sleeping, including setting tents on lawns, or for organized celebrations involving food, alcohol and/or noise without obtaining prior authorization from the strata council.

It was moved and seconded and **carried** (unanimously) to amend $\frac{3}{4}$ Vote Resolution #8 – Bylaw Amendment by adding the words: “refer to bylaw R.4.7” at the end of the sentence.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution 8 – Bylaw Amendment, as amended.

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The following $\frac{3}{4}$ 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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

Add new bylaw:

R.4.7 Consumption of alcohol in, or using Party Room by a group larger than six persons is permitted only upon reserving the Party Room for a private function.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #9 – Bylaw Amendment.

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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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

Add to existing bylaw R.4.1 (d):

- (i) *Where a strata lot is rented in accordance with the strata corporation's residential rentals bylaws, it is the responsibility of the strata lot owner to be in contact with the tenant and ensure that the strata lot is inspected on a regular basis, and in any event no less than once every six (6) months, to ensure that there is no illegal activity taking place within the strata lot, and upon request of the strata council to provide written confirmation to the strata council that the inspection took place.*

Following discussion, it was moved, seconded and **carried** (87 in favour, 1 opposed, 0 abstentions) by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #10 – Bylaw Amendment.

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

***3/4 VOTE RESOLUTION #11
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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

Add new bylaw S.20.3:

S.20.3 Strata corporation is authorized to install and use video surveillance cameras and access control systems in line with provisions of the BC Personal Information Protection Act ("PIPA")

- (a) Strata corporation is authorized to restrict access to specific sections and parts of the building.
- (b) Residential section residents and guests have no access to commercial section of the building.
- (c) Commercial section residents' and guests' access is limited to commercial section and to commercial section of the parkade through the external entrance gate of the parkade.

It was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #11 – Bylaw Amendment.

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The following 3/4 Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #12 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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

Amend bylaw S.25.6 to read as follows:

S.25.6 Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by majority of eligible voters.

Amended from:

S.25.6 Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

It was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #12 – Bylaw Amendment.

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NEW BUSINESS

1. Security at Front Desk: An owner requested that the strata provide front desk personnel at all times.
2. Recycling of Electronic Equipment and Paint: The new council was requested to consider what options are available for the recycling of electronic equipment and items such as paint cans.
3. Fireplace Fans: A request was made for council to investigate how to improve energy efficiency of the gas fireplaces and to consider adding fans to achieve this.
4. Scotia Bank Online Fees: An owner requested council investigate ways to facilitate owner's online payments if banking with Scotia Bank.
5. Coal Harbour Residents' Association: It was requested that the new council consider joining the Coal Harbour Residents' Association and participate in local affairs and information.
6. Water Features: An owner requested that the new council consider ways to improve area landscaping and the water features.
7. Commercial Garbage Management: An owner requested the new council consider strata management of the commercial garbage service and expense.
8. Commercial Section Garbage Security: A request was made to re-locate the commercial garbage area and improve security for recycling and grease collection.
9. No Unloading Signage: An owner requested the new council consider placing multi-lingual signage at the front of the building informing the public that no unloading is to be conducted in this area.

ELECTION OF STRATA COUNCIL

The members of council for 2010/2011 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 there are seven positions to fill for 2011/2012.

The following owners were nominated for council for 2011/2012:

Roman Piechocki	Unit # 1006
Peter van Diepen	Unit #P1348
Irfaan Hafeez	Unit # 1102
Lawrence Keenan	Unit # 3801
Douglas Soo	Unit # 301

There being no further nominations, it was moved, seconded and carried to cease nominations. It was then moved, seconded and carried (unanimously) to elect all nominees to the strata council.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Wednesday, November 16, 2011 at 5:30 p.m.

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BW/ys

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.