

MINUTES OF SPECIAL COUNCIL MEETING

STRATA PLAN BCS-460

CLASSICO

HELD: On Tuesday, November 29, 2011 at 5:30 p.m. in the Library of 1328 West Pender, Vancouver, B.C.

PRESENT:

Roman Piechocki	President/Treasurer
Peter van Diepen	Vice President
Irfaan Hafeez	
Lawrence Keenan	
Douglas Soo	

STRATA AGENT: Bill West, Vancouver Condominium Services Ltd.

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

Roman Piechocki, introduced the sole item on the meeting agenda, the temperature settings in common area hallways in the commercial section, specifically in corridors at levels 1 and 3. Mr. Piechocki briefly reviewed the history of energy conservation in the common areas of the Classico. Energy conservation measures began in 2007/2008, at that time there was little activity in the commercial common hallway area and heat was kept at the council approved standard 10°C. From then until now, all baseboard electric heaters were mandated to be set at 10°C in all common areas.

The following concerns were raised:

1. What temperature setting would satisfy Coldwell Banker owners?
2. Who would bear the cost of increased heating?
3. The emergency exit stairwell door is routinely left open by persons in the commercial section which allows cold air to enter from the outside.

The council discussed various possible solutions to resolving these issues. Douglas Soo, a Commercial Section owner, suggested that the temperature settings be raised to 15°C during the daytime and reset each evening to 10°C during the winter months. Secondly, Mr. Soo said that the emergency exit stairwell door would no longer be allowed to be left open and would be securely closed. At 6:20 p.m., Mr. Soo recused himself from any part of the council decision since his strata lot is directly involved in the in the matter. Council thanked him for his participation and he temporarily left the meeting for the council to vote on a resolution.

After discussion, the council unanimously approved Mr. Soo's interim solution. The thermostats in the commercial common hallway will be set to 15°C during office hours and 10°C at night. The emergency stairwell door will remain closed.

Mr. Soo rejoined the meeting at 6:30 p.m. and was informed of the council's decision.

There being no further business, the meeting was adjourned at 6:40 p.m. The next regular scheduled council meeting will be held on December 14, 2011 at 5:30 p.m.

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BW/am



HAPPY HOLIDAYS

Please note that our office will be closed for an office function on Friday, December 16th at 11:30 a.m. The office will also be closed Friday, December 23rd, Monday, December 26th, and Monday, January 2nd. Emergency service is available if necessary: please call the usual telephone number, 604-684-6291, for assistance. We take this opportunity to wish everyone a very Happy Holiday Season.