

**MINUTES OF ANNUAL GENERAL MEETING
CLASSICO – STRATA PLAN BCS 460
COMMERCIAL SECTION**

**WEDNESDAY, OCTOBER 25, 2017 AT 4:00 PM
MEETING ROOM #330 – 638 BROUGHTON STREET, VANCOUVER**



**PACIFIC
QUORUM**
Properties Inc.

1777 West 75th Avenue
Vancouver, BC V6P 6P2
Tel: (604) 685-3828 / Fax: (604) 685-3845

**PACIFIC QUORUM 24-HOUR EMERGENCY SERVICE: 604-685-3828
CLASSICO DIRECT CONTACT: 604-202-2868**

MANAGEMENT PRESENT:

**Paul Kral, Senior Property Manager
Pacific Quorum Properties Inc.
pkral@pacificquorum.com / Direct Line: 604-638-1961**

1) REGISTRATION

Registration for the Commercial Section commenced at 4:45 p.m.

2) CALL TO ORDER

The Property Manager, Paul Kral, called the meeting to order at 4:30 p.m.

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 3 Owners present, representing 9.23 votes, totaling 9.23 votes available for the meeting. The attendance register confirmed that at the time of commencement of the meeting, a quorum had been reached. The meeting proceeded in accordance with bylaw S.28.3 a quorum was declared.

4) FILING PROOF OF NOTICE

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

5) ADOPTION OF PREVIOUS GENERAL MEETING MINUTES

It was:

MOVED/SECONDED

To approve the Minutes of the Annual General Meeting (Commercial) held on October 24, 2016, as circulated.

CARRIED

VANCOUVER OFFICE:

1777 West 75th Avenue
Vancouver, BC V6P 6P2
Tel: 604-685-3828 Fax: 604-685-3845

www.pacificquorum.com

SURREY OFFICE:

Suite 408 – 7337 137th Street
Surrey, BC V3W 1A4
Tel: 604-635-0260 Fax: 604-635-0263

6) **MAJORITY VOTE – CONSIDERATION OF THE 2017/2018 OPERATING BUDGET**

BE IT RESOLVED:

That the Owners, Strata Plan BCS 460, approve the proposed Commercial Operating Budget containing no increase in strata fees for the 2017/2018 fiscal year, commencing September 1, 2017, and completing August 31, 2018.

It was:

MOVED/SECONDED

To approve the proposed 2017/2018 Commercial Section Operating Budget with no increase in strata fees. It was moved, seconded to carry forward operating surplus from 2016/17 at \$2,668.00 into 2017/18 budget.

CARRIED

7) **3/4 VOTE RESOLUTION #1 – BYLAW AMENDMENT**

(COMMERCIAL SECTION ONLY)

WHEREAS The Owners, Strata Plan BCS-460 (the "Strata Corporation"), pursuant to section 128 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 filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By adding Bylaw: R. 4. 1 (z) to the bylaws of the Strata Corporation which affects bylaw:

C.1. Use of Property

C.1.1 *An owner of a commercial strata lot must comply with the same restrictions on Use of Property as owners of residential strata lots as outlined in R.4.1.*

R.4. Use of property

R. 4.1 *An owner must not use a strata lot or common property in a way that:*

An owner must not:

z) *use a strata lot, the common property, limited common property or common assets for the purpose of growing, producing, harvesting, storing, marketing, selling or distribution of marijuana or any other "controlled substance" as that term is defined in the Controlled Drugs and Substances Act, S.C. 1996, c. 19, as amended. Despite the foregoing, an owner or resident who has a medical prescription for medical marijuana may store medical marijuana in their strata lot.*

By adding Bylaw: C.1.3 to the bylaws of the Strata Corporation:

C.1. Use of Property

C.1.3 *No commercial strata lots shall be used as a store or put in any other use involving growing, producing, harvesting, storing, marketing, selling or distribution of marijuana and drug paraphernalia.*

It was:

MOVED/SECONDED

To approve Resolution #1, as presented.

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

CARRIED

8) **NOMINATION AND ELECTION OF 2017/2018 COMMERCIAL SECTION EXECUTIVE**

It was:

MOVED/SECONDED

That the floor be open for nominations for the Commercial Section Executive for the next fiscal year. The following Owners were elected to the Commercial Section Executive for 2017/2018:

Mike Jobani - President / Treasurer - 1362

Sina Rezai – Vice President - 330

Livia Taylor – 1366

CARRIED

9) **NEW BUSINESS**

The newly elected Executive will follow-up on the following items:

- Commercial corridor repairs completion.
- Garbage/recycling.

10) **ADJOURNMENT**

It was:

MOVED/SECONDED

To adjourn the meeting, and destroy all ballots.

CARRIED UNANIMOUSLY

The meeting was adjourned at 5:10 p.m.

ONLINE ACCESS TO CLASSICO

- Go to: www.theclassico.ca

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

1777 West 75th Avenue

Vancouver, BC V6P 6P2

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

सबसे महत्वपूर्ण बिबरण अवते बिसे बिसे हिम द्य हुल्लेबा अवबार्त

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.*