

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

TUESDAY, OCTOBER 24, 2017 AT 6:00 PM
PARTY ROOM – 1328 WEST PENDER STREET, VANCOUVER



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 Residential Section commenced at 6:00 p.m.

2) **CALL TO ORDER**

The Property Manager, Paul Kral, declared a quorum, and called the meeting to order at 6:30 p.m. Roman Piechocki, the Council President, thanked everyone for taking the time to attend. Roman then asked Paul Kral to facilitate this meeting. As there were no objections, Paul continued with the meeting.

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 35 Owners present, representing 35 votes, and 58 present by proxy representing 58 votes, totaling 93 votes available for the meeting.

4) **FILING PROOF OF NOTICE**

The Owners were advised that the Proof of Notice for the Annual General Meeting for 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 held on October 25, 2016, as circulated.

IN FAVOUR 93

AGAINST 0

ABSTAIN 0

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 RESOLUTION – CONSIDERATION OF THE 2017/2018 OPERATING BUDGET**

BE IT RESOLVED that the Owners, Strata Plan BCS 460, approve the proposed Residential Operating Budget, containing no increase in the strata maintenance fee 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 Residential Section Operating Budget with no increase in the strata maintenance fee.

CARRIED UNANIMOUSLY

NOTE: REGARDING STRATA FEE PAYMENTS

Please note with the passing of this budget there is no increase in your strata fees for this fiscal period, retroactive to September 1, 2017.

Owners paying by pre-authorized withdrawal: Those owners currently paying strata fees by way of preauthorized withdrawal will not have to take any further action.

Owners paying by cheque: Please submit your post-dated monthly cheque. Strata fees must be made payable to your strata corporation BCS 460 and submitted via mail or in person to the Pacific Quorum office.

If you require any information regarding your account please contact your property accountant, Roland at 604-685-3828.

7) **3/4 VOTE RESOLUTION #1 – TRANSFER OF ACCUMULATED OPERATING SURPLUS (RESIDENTIAL SECTION ONLY)**

WHEREAS The Owners, Strata Plan BCS 460 have a residential accumulated operating fund surplus in the total amount of \$20,000.00 and they would like to transfer the amount of \$20,000.00 to the Residential Contingency Reserve Fund (CRF).

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS 460 that \$20,000.00 of the residential accumulated operating fund surplus be transferred to the Residential Contingency Reserve Fund (CRF).

It was:

MOVED/SECONDED

To approve Resolution #1.

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

IN FAVOUR 93

AGAINST 0

ABSTAIN 0

CARRIED

8) **3/4 VOTE RESOLUTION #2 - 3/4 VOTE RESOLUTION #2 – LOBBY UPGRADES**

(RESIDENTIAL SECTION ONLY)

WHEREAS The Owners, Strata Plan BCS-460 have determined that the main lobby, mailroom and elevators interior, adjacent exterior columns and surrounding the front entrance short walls are due for a renovation.

The cost of the above project is estimated at \$250,000.00, including GST.

BE IT RESOLVED by a 3/4 vote resolution of the Owners, Strata Plan BCS 460 that a sum of money not exceeding \$250,000.00, including GST, be spent for the purpose of renovating the main lobby, mail room and elevators interior, adjacent exterior columns and surrounding the front entrance short walls, such expenditure to be charged against the Residential Section Contingency Reserve Fund.

It was:

MOVED/SECONDED

To approve Resolution #2.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #2.

IN FAVOUR 93

AGAINST 0

ABSTAIN 0

CARRIED

9) **3/4 VOTE RESOLUTION #3 - 3/4 VOTE RESOLUTION #3 – BYLAW AMENDMENT**

(RESIDENTIAL 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 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:

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

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.

It was:

MOVED/SECONDED

To approve Resolution #3.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #3.

IN FAVOUR 93

AGAINST 0

ABSTAIN 0

CARRIED

10) NOMINATION AND ELECTION OF 2017/2018 RESIDENTIAL SECTION EXECUTIVE

It was:

MOVED/SECONDED

That the floor be opened for nominations for the Residential Section Executive for the next fiscal year.

The following Owners were nominated:

Roman Piechocki	#1006
Peter van Diepen	1348 West Pender St. - TH 1
Irfaan Hafeez	#1102
Lawrence Keenan	#3801
Mark Deppel	#2001
Ken Sopko	#3305

CARRIED

11) ELECTION OF RESIDENTIAL SECTION EXECUTIVE 2017/2018

Accordingly, the following Owners were declared elected as Members of the new 2017/2018 Residential Section Executive:

Roman Piechocki	#1006	President/Treasurer
Peter Van Diepen	1348 West Pender St. -TH 1	Vice President
Irfaan Hafeez	#1102	
Lawrence Keenan	#3801	
Mark Deppel	#2001	
Ken Sopko	#3305	

CARRIED

12) ADJOURNMENT

It was:

MOVED/SECONDED

To adjourn the meeting, and destroy all ballots.

CARRIED UNANIMOUSLY

The meeting was adjourned at 7:20 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 बिना वक़्त बिना कस भी इस का अनुवाद करवाएँ

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.*