

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

HELD: On Wednesday, October 30, 2019 at 4:30 pm in the Boardroom of BFJ Management Group at 1362 W. Pender St, Vancouver, BC.

PRESENT: 8.5 owners in person or proxy, as per the registration sheet.

STRATA AGENTS: Alex Korecki, Korecki Real Estate Services Inc.
Fernanda Mendo, Korecki Real Estate Services Inc.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 4:47pm. Introductions were made, and the meeting commenced.

ELECTION OF CHAIR

It was **MOVED/SECONDED** and **CARRIED** to elect Alex Korecki, the Strata Agent as the facilitator of the meeting.

PROOF OF NOTICE

It was **MOVED/SECONDED** and **CARRIED** to accept the notice dated October 11, 2019 as proper notice of meeting.

APPROVAL OF AGENDA

It was **MOVED/SECONDED** and **CARRIED** to accept the agenda distributed with the Notice of the Meeting.

MINUTES

It was **MOVED/SECONDED** and **CARRIED** to adopt the minutes of the November 13, 2018 Commercial Section Annual General Meeting.

FINANCIAL REPORT 2018/2019

It was **MOVED/SECONDED** and **CARRIED** to approve the Commercial Section Financial Statements for the 12 months ending August 31, 2019.

2019 / 2020 PROPOSED OPERATING BUDGET

It was **MOVED/SECONDED** to place the 2019 / 2020 Commercial Section proposed operating budget on the floor for discussion. It was noted that the budget did not call for an increase in strata fees.

Following discussion, a vote was taken, and the budget **CARRIED** unanimously in the amount of \$17,979.41 (8.5 In-favour, 0 Opposed, 0 Abstained)

NEW BUSINESS

1. Carpet Replacement: The Commercial Executive was asked to investigate the possibility of replacing the 3rd floor corridor carpets.

ELECTION OF COMMERCIAL EXECUTIVE

Pursuant to the Strata Property Act, the members of Commercial Section Executive for 2018 / 2019 automatically retired from their positions.

The following owner was nominated for the Commercial Executive for the 2019 / 2020 fiscal period:

- Renee Geraghty

There being no further nominations, it was **MOVED/SECONDED** and **CARRIED** to cease nominations. Owners nominated were declared elected by acclamation.

Termination

There being no further business, the Commercial Section Annual General Meeting was terminated at 4:58 pm. The next Commercial Executive meeting has not been scheduled.

Alex Korecki, Dip.ULE
Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

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KORECKI REAL ESTATE SERVICES

CLASSICO

STRATA CORPORATION - BCS-460

OPERATING BUDGET - COMMERCIAL SECTION

FOR THE PERIOD: SEPTEMBER 1, 2019 TO AUGUST 31, 2020

		APPROVED BUDGET 2019-2020
REVENUE		
6710	STRATA FEES	\$10,289.40
6730	FINES	\$0.00
6760	INTEREST	\$570.00
6775	KEY FOBS	\$450.00
6890	PREVIOUS YEARS ALLOCATION	\$6,670.01
TOTAL REVENUE		\$17,979.41
OPERATING EXPENSES		
7400	ADMIN. FEES	\$200.00
7610	LEGAL & PROFESSIONAL	\$100.00
TOTAL OPERATING EXPENSES		\$300.00
BUILDING & GROUND EXPENSES		
8060	ELEVATOR	\$3,500.00
8170	JANITORIAL	\$2,900.00
8190	GARBAGE DISPOSAL	\$4,300.00
8240	REPAIRS & MAINTENANCE	\$2,500.00
8989	CONTINGENCY RES. FUND	\$4,479.41
TOTAL BUILDING & GROUND EXPENSES		\$17,679.41
TOTAL EXPENSES		\$17,979.41
SURPLUS (DEFICIT)		\$0.00

THIS BUDGET CONTAINS NO STRATA FEE INCREASE

CLASSICO - BCS 460
APPROVED MONTHLY COMMERCIAL STRATA FEE SCHEDULE
PERIOD COVERING SEPTEMBER 1, 2019 THROUGH AUGUST 31, 2020

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	APPROVED TOTAL MONTHLY OPERATING CONTRIBUTION 2019-2020	OPERATING RESIDENTIAL SECTION ONLY 2019-2020	OPERATING COMMERCIAL SECTION ONLY 2019-2020	OPERATING STRATA CORPORATION ONLY 2019-2020	APPROVED TOTAL MONTHLY CRF CONTRIBUTION 2019-2020	CRF RESIDENTIAL SECTION ONLY 2019-2020	CRF COMMERCIAL SECTION ONLY 2019-2020	CRF STRATA CORPORATION ONLY 2019-2020	APPROVED TOTAL MONTHLY STRATA FEES 2019-2020
ANNUAL TOTALS:				\$64,720.00		\$5,809.99	\$58,910.01	\$14,801.20		\$4,479.41	\$10,321.79	\$79,521.20
1362	209	342	18.46%	\$995.42		\$89.36	\$906.06	\$219.10		\$68.90	\$158.75	\$1,223.07
1366	208	261	14.09%	\$759.67		\$68.20	\$691.47	\$167.20		\$52.58	\$121.15	\$933.40
1368	207	144	7.77%	\$419.13		\$37.63	\$381.50	\$92.25		\$29.01	\$66.84	\$514.98
1372	206	122	6.58%	\$355.09		\$31.88	\$323.22	\$78.16		\$24.58	\$56.63	\$436.30
1376	205	102	5.50%	\$296.88		\$26.65	\$270.23	\$65.34		\$20.55	\$47.35	\$364.78
1378	204	82	4.43%	\$238.67		\$21.43	\$217.24	\$52.53		\$16.52	\$38.06	\$293.25
1382	203	63	3.40%	\$183.37		\$16.46	\$166.91	\$40.36		\$12.69	\$29.24	\$225.30
1386	202	114	6.15%	\$331.81		\$29.79	\$302.02	\$73.03		\$22.97	\$52.92	\$407.69
301	210	175	9.44%	\$509.35		\$45.73	\$463.63	\$112.11		\$35.25	\$81.23	\$625.84
302	211	204	11.01%	\$593.76		\$53.30	\$540.46	\$130.69		\$41.10	\$94.70	\$729.55
303	212	244	13.17%	\$710.19		\$63.75	\$646.43	\$156.31		\$49.15	\$113.26	\$872.60
TOTAL:		1853	100%	\$5,393.33		\$484.17	\$4,909.17	\$1,187.09		\$373.28	\$860.15	\$6,626.77
				\$64,720.00		\$5,809.99	\$58,910.01	\$14,245.05		\$4,479.41	\$10,321.79	\$79,521.20