



**CLASSICO  
COMMERCIAL SECTION  
STRATA PLAN BCS 460**

**ANNUAL GENERAL MEETING MINUTES  
TUESDAY, SEPTEMBER 23, 2014, 6:30 PM  
PARTY ROOM - 1328 WEST PENDER STREET**

**MANAGEMENT PRESENT:**

Paul Kral, Senior Property Manager  
Pacific Quorum Properties Inc.  
[pkral@pacificquorum.com](mailto:pkral@pacificquorum.com) / Direct Line: 604-638-1961

1) **REGISTRATION**

Registration for the Commercial Section commenced at 6:00 p.m.

2) **CALL TO ORDER**

The Property Manager, Paul Kral, called the meeting to order at 6:30 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 2 Owners present, representing 4.57 votes, and 2 present by proxy representing 5.06 votes, totaling 9.63 votes available for the meeting. The attendance register confirmed at the time of commencement of the meeting, a quorum had not been reached. The meeting was held adjourned until 7:00 p.m. when in accordance with bylaw S.28.3 a quorum was declared, which was 4.57 eligible voters in attendance, and 5.06 represented by proxy, for a total of 9.63 votes.

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) **MAJORITY VOTE – CONSIDERATION OF THE 2014/2015 OPERATING BUDGET  
(Commercial Section)**

**BE IT RESOLVED:**

That the Owners, Strata Plan BCS 460, approve the proposed Commercial Operating Budget containing no increase in Strata Fees for the 2014/2015 fiscal year, commencing September 1, 2014, and completing August 31, 2015.

It was:

**MOVED/SECONDED**

To amend the budget to carry forward \$11,000.00, which represents a portion of accumulated surplus from previous years into the operating budget for the purpose of off-setting costs for the common area upgrades.

***CARRIED UNANIMOUSLY***

It was:

**✓ VANCOUVER OFFICE:**

Suite 430 - 1200 West 73<sup>rd</sup> Avenue  
Vancouver, BC V6P 6G5  
Tel: 604-685-3828 Fax: 604-685-3845

[www.pacificquorum.com](http://www.pacificquorum.com)

**SURREY OFFICE:**

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

**MOVED/SECONDED**

To approve the proposed 2014/2015 Commercial Section Operating Budget with no increase in Strata Fees, retroactive to September 1, 2014 as amended.

**CARRIED UNANIMOUSLY**

6) **NOMINATION AND ELECTION OF 2014/2015 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 2014/2015:

Douglas Soo  
Sina Rezai  
Renee Sarich  
Sunny Chan

7) **ELECTION OF 2014/2015 COMMERCIAL SECTION EXECUTIVE**

Accordingly, the following Owners were declared elected as the new 2014/2015 Commercial Section Executive:

Douglas Soo	President
Sina Rezai	Treasurer
Renee Sarich	Vice President
Sunny Chan	

8) **NEW BUSINESS**

The newly elected Executive is going to follow-up on the following item:

- Common areas upgrades

9) **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 YOUR STRATA CORPORATION**

To access *PQ ONLINE* for Classico:

- Go to: [www.pacificquorum.com](http://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*

*430 – 1200 West 73<sup>rd</sup> Avenue*

*Vancouver, BC V6P 6G5*

*Tel: (604) 685-3828 / Fax: (604) 685-3845*

*Direct: 604-638-1961*

*Email: [pkral@pacificquorum.com](mailto:pkral@pacificquorum.com)*

*Website: [www.pacificquorum.com](http://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 le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch giúp

重要資料 請找人為你翻譯

これほしいはつなを知らせます。 どうかに日本語に訳していただくお願い。

알려드워니다 이걸을 번역해 주십시오

धनुरी इतरवणी विभाग वरते मिने सेल रिग या सुलंघन वरवण

*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.*