

VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

A FirstService Residential Management Company

November 5, 2012

MEMO TO: Owners
Strata Plan BCS-460

FROM: Sylvia Brewer

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on October 24, 2012. Please read and retain them for future reference.

STRATA FEES: There is no increase in strata fees.

For those owners on pre-authorized chequing (PAC), your payments will continue automatically at the same rate.

For those owners who pay by post-dated cheques, please issue 12 new post-dated cheques payable to "Strata Plan BCS-460" effective December 1, 2012.

BYLAWS: NEW BYLAWS WERE PASSED. Please contact VCS to obtain a copy.

* * *

Encl.

BCS-460/AGM Cover Memo.docx



STRATA PLAN BCS-0460
Strata Fees Schedule

25-Oct-12
 YEAR END: AUGUST 31

PASSED ON: OCTOBER 24, 2012

UNIT	S.L.	U/E	RESIDENTIAL	COMMERCIAL	TOTAL STRATA FEES DUE
1348P	1	138	\$524.04		\$524.04
1338P	2	138	\$524.04		\$524.04
1336P	3	137	\$520.24		\$520.24
1332P	4	137	\$520.24		\$520.24
1330P	5	137	\$520.24		\$520.24
649J	6	114	\$432.90		\$432.90
631J	7	88	\$334.17		\$334.17
621J	8	91	\$345.56		\$345.56
611J	9	97	\$368.35		\$368.35
601J	10	126	\$478.47		\$478.47
305	11	93	\$353.16		\$353.16
306	12	99	\$375.94		\$375.94
405	13	93	\$353.16		\$353.16
406	14	68	\$258.22		\$258.22
407	15	70	\$265.82		\$265.82
501	16	81	\$307.59		\$307.59
502	17	59	\$224.05		\$224.05
503	18	54	\$205.06		\$205.06
504	19	52	\$197.46		\$197.46
505	20	93	\$353.16		\$353.16
506	21	91	\$345.56		\$345.56
507	22	111	\$421.51		\$421.51
601	23	82	\$311.39		\$311.39
602	24	59	\$224.05		\$224.05
603	25	54	\$205.06		\$205.06
604	26	52	\$197.46		\$197.46
605	27	93	\$353.16		\$353.16
606	28	91	\$345.56		\$345.56
607	29	111	\$421.51		\$421.51
701	30	81	\$307.59		\$307.59
702	31	59	\$224.05		\$224.05
703	32	54	\$205.06		\$205.06
704	33	52	\$197.46		\$197.46
705	34	93	\$353.16		\$353.16
706	35	91	\$345.56		\$345.56
707	36	111	\$421.51		\$421.51
801	37	81	\$307.59		\$307.59
802	38	59	\$224.05		\$224.05
803	39	54	\$205.06		\$205.06
804	40	52	\$197.46		\$197.46
805	41	93	\$353.16		\$353.16
806	42	91	\$345.56		\$345.56
807	43	111	\$421.51		\$421.51
901	44	82	\$311.39		\$311.39
902	45	59	\$224.05		\$224.05
903	46	54	\$205.06		\$205.06
904	47	52	\$197.46		\$197.46
905	48	93	\$353.16		\$353.16
906	49	91	\$345.56		\$345.56
907	50	111	\$421.51		\$421.51
1001	51	81	\$307.59		\$307.59
1002	52	59	\$224.05		\$224.05

STRATA PLAN BCS-0460
Strata Fees Schedule

25-Oct-12
 YEAR END: AUGUST 31

PASSED ON: OCTOBER 24, 2012

UNIT	S.L.	U/E	RESIDENTIAL	COMMERCIAL	TOTAL STRATA FEES DUE
1003	53	54	\$205.06		\$205.06
1004	54	52	\$197.46		\$197.46
1005	55	93	\$353.16		\$353.16
1006	56	91	\$345.56		\$345.56
1007	57	111	\$421.51		\$421.51
1101	58	81	\$307.59		\$307.59
1102	59	59	\$224.05		\$224.05
1103	60	54	\$205.06		\$205.06
1104	61	52	\$197.46		\$197.46
1105	62	93	\$353.16		\$353.16
1106	63	91	\$345.56		\$345.56
1107	64	111	\$421.51		\$421.51
1201	65	81	\$307.59		\$307.59
1202	66	59	\$224.05		\$224.05
1203	67	54	\$205.06		\$205.06
1204	68	52	\$197.46		\$197.46
1205	69	93	\$353.16		\$353.16
1206	70	91	\$345.56		\$345.56
1207	71	111	\$421.51		\$421.51
1501	72	80	\$303.79		\$303.79
1502	73	59	\$224.05		\$224.05
1503	74	54	\$205.06		\$205.06
1504	75	52	\$197.46		\$197.46
1505	76	93	\$353.16		\$353.16
1506	77	91	\$345.56		\$345.56
1507	78	109	\$413.92		\$413.92
1601	79	79	\$299.99		\$299.99
1602	80	59	\$224.05		\$224.05
1603	81	54	\$205.06		\$205.06
1604	82	52	\$197.46		\$197.46
1605	83	93	\$353.16		\$353.16
1606	84	91	\$345.56		\$345.56
1607	85	109	\$413.92		\$413.92
1701	86	80	\$303.79		\$303.79
1702	87	59	\$224.05		\$224.05
1703	88	54	\$205.06		\$205.06
1704	89	52	\$197.46		\$197.46
1705	90	93	\$353.16		\$353.16
1706	91	91	\$345.56		\$345.56
1707	92	109	\$413.92		\$413.92
1801	93	80	\$303.79		\$303.79
1802	94	59	\$224.05		\$224.05
1803	95	54	\$205.06		\$205.06
1804	96	52	\$197.46		\$197.46
1805	97	93	\$353.16		\$353.16
1806	98	92	\$349.36		\$349.36
1807	99	109	\$413.92		\$413.92
1901	100	80	\$303.79		\$303.79
1902	101	59	\$224.05		\$224.05
1903	102	54	\$205.06		\$205.06
1904	103	52	\$197.46		\$197.46
1905	104	93	\$353.16		\$353.16

STRATA PLAN BCS-0460
Strata Fees Schedule

25-Oct-12
 YEAR END: AUGUST 31

PASSED ON: OCTOBER 24, 2012

UNIT	S.L.	U/E	RESIDENTIAL	COMMERCIAL	TOTAL STRATA FEES DUE
1906	105	91	\$345.56		\$345.56
1907	106	109	\$413.92		\$413.92
2001	107	80	\$303.79		\$303.79
2002	108	83	\$315.18		\$315.18
2003	109	56	\$212.65		\$212.65
2005	110	119	\$451.89		\$451.89
2006	111	91	\$345.56		\$345.56
2007	112	109	\$413.92		\$413.92
2101	113	80	\$303.79		\$303.79
2102	114	83	\$315.18		\$315.18
2103	115	56	\$212.65		\$212.65
2105	116	119	\$451.89		\$451.89
2106	117	91	\$345.56		\$345.56
2107	118	109	\$413.92		\$413.92
2201	119	80	\$303.79		\$303.79
2202	120	83	\$315.18		\$315.18
2203	121	56	\$212.65		\$212.65
2205	122	119	\$451.89		\$451.89
2206	123	91	\$345.56		\$345.56
2207	124	109	\$413.92		\$413.92
2301	125	80	\$303.79		\$303.79
2302	126	83	\$315.18		\$315.18
2303	127	56	\$212.65		\$212.65
2305	128	119	\$451.89		\$451.89
2306	129	91	\$345.56		\$345.56
2307	130	109	\$413.92		\$413.92
2401	131	80	\$303.79		\$303.79
2402	132	83	\$315.18		\$315.18
2403	133	57	\$216.45		\$216.45
2405	134	119	\$451.89		\$451.89
2406	135	91	\$345.56		\$345.56
2407	136	109	\$413.92		\$413.92
2501	137	80	\$303.79		\$303.79
2502	138	83	\$315.18		\$315.18
2503	139	56	\$212.65		\$212.65
2505	140	119	\$451.89		\$451.89
2506	141	91	\$345.56		\$345.56
2507	142	109	\$413.92		\$413.92
2601	143	80	\$303.79		\$303.79
2602	144	83	\$315.18		\$315.18
2603	145	56	\$212.65		\$212.65
2605	146	119	\$451.89		\$451.89
2606	147	91	\$345.56		\$345.56
2607	148	109	\$413.92		\$413.92
2701	149	80	\$303.79		\$303.79
2702	150	83	\$315.18		\$315.18
2703	151	56	\$212.65		\$212.65
2705	152	119	\$451.89		\$451.89
2706	153	91	\$345.56		\$345.56
2707	154	109	\$413.92		\$413.92
2801	155	80	\$303.79		\$303.79
2802	156	83	\$315.18		\$315.18

STRATA PLAN BCS-0460
Strata Fees Schedule

25-Oct-12
 YEAR END: AUGUST 31

PASSED ON: OCTOBER 24, 2012

UNIT	S.L.	U/E	RESIDENTIAL	COMMERCIAL	TOTAL STRATA FEES DUE
2803	157	56	\$212.65		\$212.65
2805	158	119	\$451.89		\$451.89
2806	159	91	\$345.56		\$345.56
2807	160	109	\$413.92		\$413.92
2901	161	80	\$303.79		\$303.79
2902	162	83	\$315.18		\$315.18
2903	163	56	\$212.65		\$212.65
2905	164	119	\$451.89		\$451.89
2906	165	91	\$345.56		\$345.56
2907	166	109	\$413.92		\$413.92
3001	167	80	\$303.79		\$303.79
3002	168	83	\$315.18		\$315.18
3003	169	56	\$212.65		\$212.65
3005	170	119	\$451.89		\$451.89
3006	171	91	\$345.56		\$345.56
3007	172	109	\$413.92		\$413.92
3101	173	80	\$303.79		\$303.79
3102	174	83	\$315.18		\$315.18
3103	175	56	\$212.65		\$212.65
3105	176	119	\$451.89		\$451.89
3106	177	91	\$345.56		\$345.56
3107	178	109	\$413.92		\$413.92
3201	179	80	\$303.79		\$303.79
3202	180	83	\$315.18		\$315.18
3203	181	56	\$212.65		\$212.65
3205	182	119	\$451.89		\$451.89
3206	183	91	\$345.56		\$345.56
3207	184	109	\$413.92		\$413.92
3301	185	163	\$618.97		\$618.97
3305	186	164	\$622.77		\$622.77
3307	187	152	\$577.20		\$577.20
3401	188	163	\$618.97		\$618.97
3405	189	164	\$622.77		\$622.77
3407	190	152	\$577.20		\$577.20
3501	191	163	\$618.97		\$618.97
3505	192	164	\$622.77		\$622.77
3507	193	152	\$577.20		\$577.20
3601	194	163	\$618.97		\$618.97
3605	195	164	\$622.77		\$622.77
3607	196	152	\$577.20		\$577.20
3701	197	159	\$603.79		\$603.79
3705	198	164	\$622.77		\$622.77
3707	199	152	\$577.20		\$577.20
3801	200	210	\$797.45		\$797.45
3802	201	206	\$782.26		\$782.26
1362	209	342		\$1,103.32	\$1,103.32
1366	208	261		\$842.01	\$842.01
1368	207	144		\$464.55	\$464.55
1372	206	122		\$393.58	\$393.58
1376	205	102		\$329.06	\$329.06
1378	204	82		\$264.54	\$264.54
1382	203	63		\$203.24	\$203.24

STRATA PLAN BCS-0460
Strata Fees Schedule

25-Oct-12
 YEAR END: AUGUST 31

PASSED ON: OCTOBER 24, 2012

UNIT	S.L.	U/E	RESIDENTIAL	COMMERCIAL	TOTAL STRATA FEES DUE
1386	202	114		\$367.77	\$367.77
301	210	175		\$564.56	\$564.56
302	211	204		\$658.12	\$658.12
303	212	244		\$787.16	\$787.16
U/E FOR COMM.		1853	\$70,054.17	\$5,977.91	\$76,032.08
U/E FOR RES.		18448	X12	X12	X12
TOTAL U/E		20301	\$840,650.04	\$71,734.92	\$912,384.96
			\$840,651.00	\$71,735.00	\$912,386.00
			RESIDENTIAL	COMMERCIAL	2012/2013 BUDGET

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN BCS-460
THE CLASSICO

HELD

On Wednesday, October 24, 2012 at 6:00 p.m. in the Party Room,
1328 West Pender Street, Vancouver, BC

PRESENT

93 owners in person or proxy, as per the registration sheet.
89 residential owners totaling 89 votes
4 commercial owners totaling 3.93 votes

STRATA AGENT

Sylvia Brewer, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 6:10 p.m. by the strata agent.
There are 93 present in person or by proxy.

ELECTION OF CHAIR

It was moved, seconded and carried to elect the strata agent, Sylvia Brewer, to chair the meeting.
Introductions were made and the meeting commenced.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated October 3, 2012 as proper
Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda.

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 19, 2011 Annual General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business

PRESIDENT'S REPORT

Roman Piechocki, president submitted a report which was part of the Notice of Meeting and it will be attached to the AGM minutes. The floor was then opened for owners to ask questions regarding the report.

President augmented his report by making reference to a particular flood which resulted in considerable damage to a number of suites. He underlined the gross negligence of tenants causing it. This incident will likely result in the increase of the next year strata insurance premium and in the amount of deductible.

One owner commented and expressed several concerns regarding two recent water ingress (floods) due to a washer overflow:

- less assistance than hoped for was rendered by the council or the building staff, and inadequate assistance was offered by the strata agent,*
- there appears to be inadequate communication plan in place to implement in case of flood emergency,*
- the restoration company, the council and VCS failed to communicate with some other owners whose suites were also affected, or may have been affected,*
- strata agent refused to visit the site of the emergency,*
- why did the management company and the council keep the record of the events in question secret?*
- poor quality of communications and work by First On Site - the restoration firm chosen by VCS to cope with the flooding,*
- the owners should be aware that they may have to rely on themselves in case of an emergency*

There was also a concern regarding the on-going change of tenants in the building and several owners suggested council look at options to better monitor rentals.

President responded to some flood related questions from the floor. The agent suggested that the owners involved in this flood should have advised the agent of repairs that they felt were not being dealt with efficiently, so that they could have been addressed immediately with First On Site and/or to advise their insurance company.

PRESIDENT'S REPORT- AGM OCTOBER 2012

Our monthly maintenance fee has not been increased over the last 3 years and I am pleased to report that there is no need to raise it this year either. The low cost of natural gas, energy conservation measures, relatively low maintenance costs and fiscal prudence have helped a great deal.

Our finances are in order and healthy. Over the last year we accumulated an additional surplus in the operating fund in the amount of about \$116,000 which we are proposing to transfer to the Contingency Reserve Fund.

On August 31, 2012, the end of fiscal year, our financial position in rounded numbers was as follows:

OPERATING FUND SURPLUS ACCUMULATED IN PREVIOUS YEARS:	\$142,000
THIS YEAR OPERATING SURPLUS:	\$116,000
CONTINGENCY RESERVE FUND:	\$652,000
TOTAL CASH:	\$910,000

Through negotiations, we have invested part of the Contingency Reserve Fund in safe, interest bearing Vancity Credit Union accounts:

1. Cashable 30 day lock-out - 12 month term- interest rate 1.2%:	\$100,000
2. Escalator term deposit - 36 month term:	\$350,000
Interest rate:	
Year 1: 1.55%	
Year 2: 1.95%	
Year 3: 3.20%	

We are proposing a balanced budget for the next fiscal year with an increased contribution to the Contingency Reserve Fund (CRF) reaching \$150,000. If approved, the CRF at the end of the next fiscal year (August 31, 2013) should reach over \$900,000.

A number of pre-planned, CRF financed preventative and energy conservation project were completed last year:

- Domestic Water Booster Pumps Replacement
- Parkade Lighting Replacement
- Remedial Work on 13 Open Balcony Floors
- Drain Lines Separations/Realignment (commercial section)

We made efforts to:

- maintain common areas
- obtain cost effective and efficient external services
- create a pleasant and quiet community
- increase the security of the building
- implement the new regulatory requirement for swimming pool safety
- keep the dues at the current level

Our maintenance cost remains low because most of the minor repairs, routine tasks and upgrades are performed by the building staff. This approach allows us to maintain curb appeal and protect asset values.

We tried to motivate residents to:

- prevent water leaks and floods*
- assist in maintaining building cleanliness*
- conserve energy in common areas*
- avoid creating noise affecting neighbours*
- avoid creating a second hand cigarette smoke environment*
- assist in maintaining the building's safety and security*

Unfortunately, a number of suites sustained significant water damage after a flood from the washing machine overflow in one of the units. The strata insurance covered the cost of repairs less \$10,000 deductible, which was paid by the owner of the unit where the flood originated. This incident will likely result in the increase of the next year insurance premium and in the amount of deductible.

In general the outlook remains bright for the year ahead and beyond. "Classico" is in good condition with no major deferred maintenance and is well positioned to address several challenges. We recognize the need for some improvements in the facility's appearance. A number of other issues will need to be addressed in the nearest future. Some are owner concerns, some are cosmetic, some are operation and infrastructure related.

The most challenging tasks are:

- expiration of the 10 year warranty in August 2013. This will require a professional building inspection and a report of the structural integrity of the building*
- addressing the impact of the latest legislation introducing requirement for the Depreciation Report (Contingency Reserve Fund Study) - see the separate attachment outlining this requirement in more details*

In closing, it was a pleasure to work with the current council members. I thank all my colleagues for assisting me in meeting our goals. We jointly dealt efficiently with issues affecting all of us. Finally, all of you are invited to consider serving on council to better understand the issues facing us.

*Sincerely,
Roman Piechocki
President/Treasurer*

INSURANCE REPORT

The insurance policy for Strata Corporation BCS-460 as attached to the AGM notice was reviewed by the agent. The insurance policy runs from December 31, 2011 to December 31, 2012 with an annual premium of \$90,551.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e., storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

2012/2013 BUDGET (YEAR END AUGUST 31ST)

The 2012/2013 budget was presented to the owners for a detailed review and analysis noting that the budget called for no increase in strata fees for the 4th consecutive year.

It was moved, seconded and carried (unanimously) to adopt the budget in the total amount of \$933,386.

Owners please note: There will be no increase in strata fees.

For those owners who pay by cheque, please issue post-dated cheques made payable to "Strata Plan BCS-460".

If you are on the PAC automatic payment program, your payments will continue to be withdrawn at the current strata fee amount.

You can also make your payments through internet banking by visiting our website at www.vancondo.com and following the directions under the "Online Banking" tab.

3/4 VOTE RESOLUTIONS

The following 3/4 Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 TRANSFER ACCUMULATED OPERATING SURPLUS (RESIDENTIAL ONLY)

WHEREAS The Owners, Strata Plan BCS-460 have a residential accumulated operating fund surplus of \$105,024 and they would like to transfer this amount to the Residential Contingency Reserve Fund for the purpose of off-setting future resolutions funded from the Residential Contingency Fund.

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-460 that \$105,024 of the residential accumulated operating fund surplus be transferred to the Residential Contingency Reserve Fund.

All residential owners having been given a chance to speak for or against $\frac{3}{4}$ Vote Resolution #1 – Transfer Accumulated Operating Surplus (Residential Only), it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #1 – Transfer Accumulated Operating Surplus (Residential Only).

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The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

***3/4 VOTE RESOLUTION #2
TRANSFER ACCUMULATED OPERATING SURPLUS
(COMMERCIAL ONLY)***

WHEREAS The Owners, Strata Plan BCS-460 have a commercial accumulated operating fund surplus of \$11,081 and they would like to transfer this amount to the Commercial Contingency Reserve Fund for the purpose of off-setting future resolution funded from the Commercial Contingency Reserve Fund.

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-460 that \$11,081 of the commercial accumulated operating fund surplus be transferred to the Commercial Contingency Reserve Fund.

All commercial owners having been given a chance to speak for or against $\frac{3}{4}$ Vote Resolution #2 – Transfer Accumulated Operating Surplus (Commercial Only), it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #2 – Transfer Accumulated Operating Surplus (Commercial Only).

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

***3/4 VOTE RESOLUTION #3
WAIVER OF DEPRECIATION REPORT***

WHEREAS The Owners, Strata Plan BCS - 460, wish eventually to obtain a depreciation report as required under Section 94 of the Strata Property Act and feel it would be most beneficial to defer commencement of the depreciation report for the time being;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS - 460, that in accordance with Section 94(3) (a) of the Strata Property Act the requirement to obtain a depreciation report is hereby waived until the next Annual General Meeting.

Following discussion, it was moved, seconded and **carried** (Residential: 77 in favour, 12 opposed, 0 abstentions – Commercial: 3.93 in favour, 0 opposed, 0 abstentions) by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #3 – Waiver of Depreciation Report.

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #4 BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan BCS-460, pursuant to Division 2 of Part 7 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 $\frac{3}{4}$ 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:

Amend bylaw C.1.1 by changing cross reference from R.10.4 to R4.1 to read:

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.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #4 – Bylaw Amendment.

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #5 BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan BCS-460, pursuant to Division 2 of Part 7 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 new bylaw:

R.4.8 Smoking is prohibited:

- (a) in a strata lot unless the suite doors including patio or balcony sliding doors and windows are closed,
- (b) on the interior common property, including but not limited to in hallways, elevators, parking garages, electrical and mechanical rooms,
- (c) on roofs, patios and balconies,
- (d) outside, within 6 metres of external door, window or air intake,
- (e) on any land that is a common property; and
- (f) where complying with R.4.8 interferes with the rights of other persons to use and enjoy a common area or another strata lot as per R.4.1.

All persons, including but limited to owners, tenants, occupants and visitors must comply with this bylaw.

“Smoking” means to inhale, exhale, burn, or carry a lighted cigarette, cigar, pipe, hookah pipe, or other lighted smoking equipment that burns tobacco or other weed or substance.

Following discussion, it was moved, seconded and **carried** (Residential only: 76 in favour, 13 opposed, 0 abstentions) by more than 75% of the vote to adopt ¾ Vote Resolution #5 – Bylaw Amendment.

* * *

NEW BUSINESS

The following requests were made by owners for the new strata council to investigate and/or consider:

1. **Fob Audit:** It was suggested that a complete fob audit be done and delete those fobs of residents that no longer live in the building.
2. **Washing Machine Water Overflow Detector:** An owner suggested that there is a device available to attach to a washing machine that will shut off the water to prevent overflows and council or owners should investigate installation.

3. Air Intake: It was requested that the airflow in the hallways be increased.
4. Emergency Plan/Floods: It was requested that an emergency plan be developed when there is a major flood or water ingress in more than one unit.
5. Hot Tub: There was a request that signage include pictures to advise residents that showering is required before entering the pool or hot tub.

In order to keep the water clear without a big expense, it was suggested that a solid cover should go on top of the tub instead of directly on top of the water to preserve the quality of the water.

6. Garage Gate: An owner suggested that it be investigated if some kind of red and green light be installed to advise residents that the vehicle behind them, once they have fobbed for access, can be let in.

A suggestion to have instructions that are clear for residents that do not understand the rules, suggesting that if you are behind a driver who waits for the gate to be closed, right away start to flash something at the card reader and/or even scold the driver in front of them who does not allow them to drive through.

7. Bike Rooms: It was suggested a camera be installed in the bike rooms.
8. 24 Hour Security: One owner requested that council consider having 24 hour security: i.e., concierge person at the front desk.
9. Recycling: It was suggested that some type of paint recycling program be set up for owners.
10. Pool: It was requested that council investigate the cost to convert the swimming pool to salt water.
11. Audit: There was discussion regarding an audit be done for the 2012/2013 fiscal year. A motion was put on the floor that the next council has an independent accounting firm do a complete audit. The motion was seconded and it was defeated (12 in favour, 81 opposed, 0 abstentions). Although this motion failed, it will be noted that council will take this under advisement.

ELECTION OF STRATA COUNCIL

The members of council for 2011/2012 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation for a job well done by their outgoing council with a loud round of applause.

The agent advised the owners that there are seven positions to be filled for the 2012/2013 year (6 residential, 1 commercial).

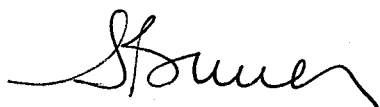
The following owners were nominated for council for 2012/2013:

Roman Piechocki	Unit #1006	E
Peter van Diepen	Unit #1348	E
Irfaan Hafeez	Unit #1102	E
Lawrence Keenan	Unit #3801	E
Douglas Soo	Unit #301	E
Mark Deppel	Unit #2001	E
Ken Sopko	Unit #305	E
Farzad Mirtour	Unit #2701	

There being no further nominations, it was moved, seconded and carried to cease nominations. As more than seven owners were nominated, a vote was taken.

The owners elected, are indicated with the letter E.

There being no further business, the meeting was adjourned at 9:15 p.m. The next council meeting will be held on Monday, November 5, 2012 at 5:30 p.m.



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SYB/ys

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.

Dear Owner,

To reduce the cost of correspondence we encourage you to use the "Classico" website at:

<http://www.theclassico.ca>

Council meeting minutes and other important notices are posted on this website. Instructions for how to be notified by e-mail about new postings are attached.

If you wish to receive the council meeting minutes by postal mail, please complete the form below and mail it to:

Sylvia Brewer
Strata Agent
Vancouver Condominium Services Ltd.
Suite 400 - 1281 West Georgia Street
Vancouver, BC V6E 3J7

I WISH THE MINUTES OF THE STRATA COUNCIL MEETINGS BE MAILED TO:

NAME: _____

ADDRESS: _____

POSTAL CODE: _____

Suite No.: _____ Signature of the owner: _____

NOTICE TO RESIDENTS

To improve dissemination of information about the strata corporation activities, we are inviting you to take advantage of the automatic delivery of notices, minutes, etc. to your Email via reliable server. This service lets you subscribe to The Classico Condominium - Blog.

Here is the procedure to activate this option:

1. In your browser activate website: <http://blogtrotr.com>
2. In the first field enter: <http://www.theclassico.ca/1/feed>
In the second field enter your Email address
In the third field select: **Realtime**
Click on: **FEED ME**
3. Open your Inbox Email where you should receive a message from blogtrotr. Confirm your subscription as directed. You will be re-directed to the blogtrotr.com website confirming your subscription.

You will now be receiving all new postings of theclassico.ca website.

Thank you for activating this link.

"Classico" - strata council - 20/08/2012