



**CLASSICO
RESIDENTIAL SECTION
STRATA PLAN BCS 460**

**ANNUAL GENERAL MEETING MINUTES
TUESDAY, SEPTEMBER 23, 2014, 7:00 PM
PARTY ROOM - 1328 WEST PENDER STREET**

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 6:30 p.m.

2) CALL TO ORDER

The Property Manager, Paul Kral, declared a quorum, and called the meeting to order at 7:15 p.m. Roman Piechocki, the Council President, thanked everyone for taking the time to attend. Roman Piechocki 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 26 Owners present, representing 26 votes, and 62 present by proxy representing 62 votes, totaling 88 votes available for the meeting.

4) FILING PROOF OF NOTICE

The meeting was 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) MAJORITY VOTE RESOLUTION – Consideration of the 2014/2015 Operating Budget (Residential Section)

BE IT RESOLVED:

That the Owners, Strata Plan BCS 460, approve the proposed Residential 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 approve the proposed 2014/2015 Residential Section Operating Budget with no increase in Strata Fees, retroactive to September 1, 2014.

CARRIED UNANIMOUSLY

NOTE: REGARDING STRATA FEE PAYMENTS

Please note with the passing of this budget there is a 0% increase in your strata fees for this fiscal period, retroactive to September 1, 2014.

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 monthly cheque in the same amount. Strata fees must be made payable to your strata plan 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, Kaysa, at 604-685-3828.

6) **¼ VOTE RESOLUTION #1 – Approval to Transfer Accumulated Operating Surplus (Residential Section)**

WHEREAS The Owners, Strata Plan BCS 460 – Residential Section, have a residential accumulated operating fund surplus of **Ten Thousand Dollars (\$10,000.00)** and they would like to transfer this amount to the Residential Contingency Reserve Fund (CRF – Residential Section) for the purposes of offsetting the proposed resolutions funded from the Residential Contingency Fund.

BE IT RESOLVED by a ¼ Vote Resolution of the Owners, Strata Plan BCS 460 – Residential Section, approve that **Ten Thousand Dollars (\$10,000.00)** of the residential accumulated operating fund surplus be transferred to the Residential Contingency Reserve Fund (CRF – Residential Section).

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	88
AGAINST	0
ABSTAIN	0
CARRIED	

7) **¼ VOTE RESOLUTION #2 – Approve Transfer of No More Than \$12,950.00 from the CRF for Electronic Security Upgrades (Residential Section)**

WHEREAS The Owners, Strata Plan BCS 460 – Residential Section, have determined the need to enhance the reliability of the existing Keyscan security system by obtaining two (2) spare control boards, one for the secured doors and one for the elevators. The quote for this equipment is in the amount of **Twelve Thousand Nine Hundred and Fifty Dollars (\$12,950.00)** plus GST.

BE IT RESOLVED by a ¼ Vote Resolution of the Owners, Strata Plan BCS 460 – Residential Section, approve that a sum of money not exceeding **Twelve Thousand Nine Hundred and Fifty Dollars (\$12,950.00)** be spent for the purpose of enhancing the reliability of the existing Keyscan security system by obtaining two (2) spare control boards, one for the secured doors and one for the elevators, with such expenditure to be charged against the Contingency Reserve Fund (CRF – Residential Section).

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 **88**
AGAINST **0**
ABSTAIN **0**
CARRIED

8) **NOMINATION AND ELECTION OF 2014/2015 RESIDENTIAL SECTION EXECUTIVE**

It was:

MOVED/SECONDED

That the floor be open for nominations for the Residential Section Executive for the next fiscal year. The following Owners were nominated:

Roman Piechocki #1006
Peter van Diepen TH 1
Irfaan Hafeez #1102
Lawrence Keenan #3801

CARRIED

9) **ELECTION OF RESIDENTIAL SECTION EXECUTIVE 2014/2015**

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

Roman Piechocki	#1006	President/Treasurer
Peter van Diepen	TH 1	Vice-President
Irfaan Hafeez	#1102	
Lawrence Keenan	#3801	

10) **ADJOURNMENT**

It was:

MOVED/SECONDED

To adjourn the meeting, and destroy all ballots.

CARRIED UNANIMOUSLY

The meeting was adjourned at 7:40 p.m.

ONLINE ACCESS TO YOUR STRATA CORPORATION

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
430 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
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 請找人為您翻譯

これはたいまつお知らせです。 できるだけ早くご返信をお願いします。

알려드립니다. 이걸을 번역해 주십시오.

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਬਿਖਾਰ ਸ਼ਰਫੇ ਬਿਨੇ ਕੋਈ ਕੋਈ ਚਾ ਚੁੱਕੋਕਾ ਚਰਕਾਓ

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.*