

Date: November 12, 2020
MEMO TO: Owners Strata Plan BCS460 – Joint Section
FROM: Alex Korecki, Strata Agent
RE: ANNUAL GENERAL MEETING MINUTES

Please find attached the Annual General Meeting minutes, held on October 28, 2020. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to September 1, 2020. As the Joint Section Annual General Meeting was held after the strata corporation's fiscal year-end.

Owners currently taking advantage of the pre-authorized Debit program will have their strata fee payments automatically adjusted to the new rate effective December 1, 2020, and the "catch-up" fees automatically withdrawn from their accounts for the months of September to November. **SEE CATCH-UP FEE SCHEDULE.**

Owners who are paying by postdate cheques will need to issue new cheques made payable to "Strata Plan BCS460" at the new strata fee amount. You will also be required to issue a "catch-up" cheque for the months of September to November. **SEE CATCH-UP FEE SCHEDULE.**

DEFICIT RECOVERY SPECIAL LEVY: A special levy was passed. **SEE ATTACHED LEVY SCHEDULE.** Owners currently taking advantage of the pre-authorized Debit program must complete a PAD – Extra Withdrawal form to have the fees withdrawn from their account or issue a cheque. A copy of the form can be obtained from www.korecki.ca/strata/documents.

Owners who are paying by postdate cheques will need to issue cheques payable to "Strata Plan BCS460" **SEE ATTACHED LEVY SCHEDULE.**

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Encl.

**STRATA PLAN BCS460
CLASSICO
JOINT SECTION
2020 / 2021 APPROVED BUDGET
SEPTEMBER - AUGUST**

		2019/2020	2019/2020	2020/2021
		BUDGETED	ACTUAL	APPROVED
REVENUE				
6710	Strata Fees	692,318.00	692,318.52	878,608.42
6760	Interest	900.00	603.69	600.00
6890	Surplus Carry Forward	13,000.00	13,000.02	-
	TOTAL REVENUE	706,218.00	705,922.23	879,208.42
GENERAL EXPENSES				
7050	Management Fees	46,368.00	45,768.00	46,368.00
7100	Insurance	122,000.00	204,889.83	245,000.00
7400	Admin Fees	7,500.00	8,904.34	7,500.00
7610	Legal & Audit	1,000.00	-	-
	TOTAL GENERAL EXPENSES	176,868.00	259,562.17	298,868.00
BUILDING & GROUND EXPENSES				
8020	Electricity	56,000.00	52,222.61	55,000.00
8030	Water / Sewer	74,000.00	90,554.81	80,000.00
8100	Landscaping	14,000.00	12,289.90	12,000.00
8135	Fire Protection	11,000.00	11,571.95	15,000.00
8170	Janitorial	55,500.00	48,875.18	46,000.00
8180	Building Manager	73,000.00	64,027.49	64,000.00
8181	Site Supervisor	61,500.00	61,299.60	62,000.00
8185	Security Services	53,000.00	63,197.76	58,000.00
8240	Repairs & Maintenance	17,792.08	22,483.30	18,000.00
8300	Window Cleaning	9,500.00	-	19,500.00
8460	Telephone	840.00	828.75	840.42
8989	Contingency Reserve Fund	103,217.92	103,217.88	150,000.00
	TOTAL BUILDING & GROUND EXPENSES	529,350.00	530,569.23	580,340.42
	TOTAL EXPENSES	706,218.00	790,131.40	879,208.42
	SURPLUS / (DEFICIT)	-	(84,209.17)	-

**STRATA PLAN BCS460
CLASSICO
RESIDENTIAL SECTION
2020 / 2021 APPROVED BUDGET
SEPTEMBER - AUGUST**

		2019/2020	2019/2020	2020/2021
		BUDGETED	ACTUAL	APPROVED
REVENUE				
6710	Strata Fees	308,806.37	308,806.32	319,184.16
6720	Miscellaneous Revenue	5,000.00	3,670.55	4,500.00
6730	Fines	-	13,700.00	-
6750	Common Room Rental	1,200.00	975.00	500.00
6755	Guest Suite Rental	8,000.00	7,890.00	4,000.00
6760	Interest	1,000.00	1,327.34	1,300.00
6770	Move Fees	9,000.00	8,800.00	8,500.00
6775	Key Fobs	2,000.00	3,800.00	2,500.00
6890	Surplus Carry Forward	10,000.00	9,999.96	27,000.00
	TOTAL REVENUE	345,006.37	358,969.17	367,484.16
GENERAL EXPENSES				
7400	Admin Fees	2,000.00	3,271.14	3,300.00
7610	Legal & Audit	1,000.00	854.40	1,000.00
	TOTAL GENERAL EXPENSES	3,000.00	4,125.54	4,300.00
Recreational Facilities				
7810	Pool Maintenance	12,500.00	11,260.54	11,000.00
7815	Pool & Rec. Fac. Supplies	10,500.00	4,761.23	5,500.00
7820	Rec. Fac. Repairs	3,000.00	2,405.08	1,000.00
	TOTAL RECREATIONAL FACILITY	26,000.00	18,426.85	17,500.00
BUILDING & GROUND EXPENSES				
8010	Gas	84,000.00	93,520.60	92,500.00
8060	Elevator	23,500.00	25,622.62	24,384.16
8190	Garbage Disposal	26,000.00	28,213.66	28,500.00
8240	Repairs & Maintenance	37,700.00	34,486.23	36,000.00
8250	Dryer Vents Cleaning	4,000.00	4,140.15	4,300.00
8989	Contingency Reserve Fund	140,806.37	140,806.32	160,000.00
	TOTAL BUILDING & GROUND EXPENSES	316,006.37	326,789.58	345,684.16
	TOTAL EXPENSES	345,006.37	349,341.97	367,484.16
	SURPLUS / (DEFICIT)	-	9,627.20	-

**STRATA PLAN BCS460
CLASSICO
COMMERCIAL SECTION
2020 / 2021 APPROVED BUDGET
SEPTEMBER - AUGUST**

		2019/2020	2019/2020	2020/2021
		BUDGETED	ACTUAL	APPROVED
REVENUE				
6710	Strata Fees	10,289.40	10,289.40	6,769.39
6730	Fines	-	200.00	-
6760	Interest	570.00	374.09	350.00
6775	Key Fobs	450.00	825.00	525.00
6890	Surplus Carry Forward	6,670.01	6,669.96	11,000.00
	TOTAL REVENUE	17,979.41	18,358.45	18,644.39
GENERAL EXPENSES				
7400	Admin Fees	200.00	156.83	170.00
7610	Legal & Audit	100.00	-	-
	TOTAL GENERAL EXPENSES	300.00	156.83	170.00
BUILDING & GROUND EXPENSES				
8060	Elevator	3,500.00	3,471.60	3,500.00
8170	Janitorial	2,900.00	2,746.80	2,800.00
8190	Garbage Disposal	4,300.00	4,647.62	4,500.00
8240	Repairs & Maintenance	2,500.00	444.78	1,674.39
8989	Contingency Reserve Fund	4,479.41	4,479.36	6,000.00
	TOTAL BUILDING & GROUND EXPENSES	17,679.41	15,790.16	18,474.39
	TOTAL EXPENSES	17,979.41	15,946.99	18,644.39
	SURPLUS / (DEFICIT)	-	2,411.46	-

STRATA PLAN BCS460
CLASSICO
2020/2021 APPROVED STRATA FEE SCHEDULE
Effective - September 1st, 2020

UNIT	SL	U.E.	OPER FUND CONT. (RES)	CRF FUND CONT. (RES)	OPER FUND CONT. (JOINT)	CRF FUND CONT. (JOINT)	TOTAL STRATA FEE
RESIDENTIAL							
1348P	1	138	99.23	99.74	408.78	84.16	\$ 691.90
1338P	2	138	99.23	99.74	408.78	84.16	\$ 691.90
1336P	3	137	98.51	99.02	405.81	83.55	\$ 686.89
1332P	4	137	98.51	99.02	405.81	83.55	\$ 686.89
1330P	5	137	98.51	99.02	405.81	83.55	\$ 686.89
649J	6	114	81.97	82.39	337.68	69.52	\$ 571.57
631J	7	88	63.28	63.60	260.67	53.66	\$ 441.21
621J	8	91	65.44	65.77	269.56	55.49	\$ 456.25
611J	9	97	69.75	70.11	287.33	59.15	\$ 486.34
601J	10	126	90.60	91.07	373.23	76.84	\$ 631.74
305	11	93	66.87	67.22	275.48	56.71	\$ 466.28
306	12	99	71.19	71.55	293.25	60.37	\$ 496.36
405	13	93	66.87	67.22	275.48	56.71	\$ 466.28
406	14	68	48.90	49.15	201.43	41.47	\$ 340.94
407	15	70	50.33	50.59	207.35	42.69	\$ 350.96
501	16	81	58.24	58.54	239.93	49.40	\$ 406.12
502	17	59	42.42	42.64	174.77	35.98	\$ 295.81
503	18	54	38.83	39.03	159.96	32.93	\$ 270.74
504	19	52	37.39	37.58	154.03	31.71	\$ 260.72
505	20	93	66.87	67.22	275.48	56.71	\$ 466.28
506	21	91	65.44	65.77	269.56	55.49	\$ 456.25
507	22	111	79.82	80.23	328.80	67.69	\$ 556.53
601	23	82	58.96	59.27	242.90	50.01	\$ 411.13
602	24	59	42.42	42.64	174.77	35.98	\$ 295.81
603	25	54	38.83	39.03	159.96	32.93	\$ 270.74
604	26	52	37.39	37.58	154.03	31.71	\$ 260.72
605	27	93	66.87	67.22	275.48	56.71	\$ 466.28
606	28	91	65.44	65.77	269.56	55.49	\$ 456.25
607	29	111	79.82	80.23	328.80	67.69	\$ 556.53
701	30	81	58.24	58.54	239.93	49.40	\$ 406.12
702	31	59	42.42	42.64	174.77	35.98	\$ 295.81
703	32	54	38.83	39.03	159.96	32.93	\$ 270.74
704	33	52	37.39	37.58	154.03	31.71	\$ 260.72
705	34	93	66.87	67.22	275.48	56.71	\$ 466.28
706	35	91	65.44	65.77	269.56	55.49	\$ 456.25
707	36	111	79.82	80.23	328.80	67.69	\$ 556.53
801	37	81	58.24	58.54	239.93	49.40	\$ 406.12
802	38	59	42.42	42.64	174.77	35.98	\$ 295.81
803	39	54	38.83	39.03	159.96	32.93	\$ 270.74
804	40	52	37.39	37.58	154.03	31.71	\$ 260.72

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2020/2021 APPROVED STRATA FEE SCHEDULE
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805	41	93	66.87	67.22	275.48	56.71	\$	466.28
806	42	91	65.44	65.77	269.56	55.49	\$	456.25
807	43	111	79.82	80.23	328.80	67.69	\$	556.53
901	44	82	58.96	59.27	242.90	50.01	\$	411.13
902	45	59	42.42	42.64	174.77	35.98	\$	295.81
903	46	54	38.83	39.03	159.96	32.93	\$	270.74
904	47	52	37.39	37.58	154.03	31.71	\$	260.72
905	48	93	66.87	67.22	275.48	56.71	\$	466.28
906	49	91	65.44	65.77	269.56	55.49	\$	456.25
907	50	111	79.82	80.23	328.80	67.69	\$	556.53
1001	51	81	58.24	58.54	239.93	49.40	\$	406.12
1002	52	59	42.42	42.64	174.77	35.98	\$	295.81
1003	53	54	38.83	39.03	159.96	32.93	\$	270.74
1004	54	52	37.39	37.58	154.03	31.71	\$	260.72
1005	55	93	66.87	67.22	275.48	56.71	\$	466.28
1006	56	91	65.44	65.77	269.56	55.49	\$	456.25
1007	57	111	79.82	80.23	328.80	67.69	\$	556.53
1101	58	81	58.24	58.54	239.93	49.40	\$	406.12
1102	59	59	42.42	42.64	174.77	35.98	\$	295.81
1103	60	54	38.83	39.03	159.96	32.93	\$	270.74
1104	61	52	37.39	37.58	154.03	31.71	\$	260.72
1105	62	93	66.87	67.22	275.48	56.71	\$	466.28
1106	63	91	65.44	65.77	269.56	55.49	\$	456.25
1107	64	111	79.82	80.23	328.80	67.69	\$	556.53
1201	65	81	58.24	58.54	239.93	49.40	\$	406.12
1202	66	59	42.42	42.64	174.77	35.98	\$	295.81
1203	67	54	38.83	39.03	159.96	32.93	\$	270.74
1204	68	52	37.39	37.58	154.03	31.71	\$	260.72
1205	69	93	66.87	67.22	275.48	56.71	\$	466.28
1206	70	91	65.44	65.77	269.56	55.49	\$	456.25
1207	71	111	79.82	80.23	328.80	67.69	\$	556.53
1501	72	80	57.53	57.82	236.97	48.79	\$	401.10
1502	73	59	42.42	42.64	174.77	35.98	\$	295.81
1503	74	54	38.83	39.03	159.96	32.93	\$	270.74
1504	75	52	37.39	37.58	154.03	31.71	\$	260.72
1505	76	93	66.87	67.22	275.48	56.71	\$	466.28
1506	77	91	65.44	65.77	269.56	55.49	\$	456.25
1507	78	109	78.38	78.78	322.87	66.47	\$	546.50
1601	79	79	56.81	57.10	234.01	48.18	\$	396.09
1602	80	59	42.42	42.64	174.77	35.98	\$	295.81
1603	81	54	38.83	39.03	159.96	32.93	\$	270.74
1604	82	52	37.39	37.58	154.03	31.71	\$	260.72
1605	83	93	66.87	67.22	275.48	56.71	\$	466.28

STRATA PLAN BCS460
CLASSICO
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1606	84	91	65.44	65.77	269.56	55.49	\$	456.25
1607	85	109	78.38	78.78	322.87	66.47	\$	546.50
1701	86	80	57.53	57.82	236.97	48.79	\$	401.10
1702	87	59	42.42	42.64	174.77	35.98	\$	295.81
1703	88	54	38.83	39.03	159.96	32.93	\$	270.74
1704	89	52	37.39	37.58	154.03	31.71	\$	260.72
1705	90	93	66.87	67.22	275.48	56.71	\$	466.28
1706	91	91	65.44	65.77	269.56	55.49	\$	456.25
1707	92	109	78.38	78.78	322.87	66.47	\$	546.50
1801	93	80	57.53	57.82	236.97	48.79	\$	401.10
1802	94	59	42.42	42.64	174.77	35.98	\$	295.81
1803	95	54	38.83	39.03	159.96	32.93	\$	270.74
1804	96	52	37.39	37.58	154.03	31.71	\$	260.72
1805	97	93	66.87	67.22	275.48	56.71	\$	466.28
1806	98	92	66.15	66.49	272.52	56.10	\$	461.27
1807	99	109	78.38	78.78	322.87	66.47	\$	546.50
1901	100	80	57.53	57.82	236.97	48.79	\$	401.10
1902	101	59	42.42	42.64	174.77	35.98	\$	295.81
1903	102	54	38.83	39.03	159.96	32.93	\$	270.74
1904	103	52	37.39	37.58	154.03	31.71	\$	260.72
1905	104	93	66.87	67.22	275.48	56.71	\$	466.28
1906	105	91	65.44	65.77	269.56	55.49	\$	456.25
1907	106	109	78.38	78.78	322.87	66.47	\$	546.50
2001	107	80	57.53	57.82	236.97	48.79	\$	401.10
2002	108	83	59.68	59.99	245.86	50.62	\$	416.14
2003	109	56	40.27	40.47	165.88	34.15	\$	280.77
2005	110	119	85.57	86.01	352.50	72.57	\$	596.64
2006	111	91	65.44	65.77	269.56	55.49	\$	456.25
2007	112	109	78.38	78.78	322.87	66.47	\$	546.50
2101	113	80	57.53	57.82	236.97	48.79	\$	401.10
2102	114	83	59.68	59.99	245.86	50.62	\$	416.14
2103	115	56	40.27	40.47	165.88	34.15	\$	280.77
2105	116	119	85.57	86.01	352.50	72.57	\$	596.64
2106	117	91	65.44	65.77	269.56	55.49	\$	456.25
2107	118	109	78.38	78.78	322.87	66.47	\$	546.50
2201	119	80	57.53	57.82	236.97	48.79	\$	401.10
2202	120	83	59.68	59.99	245.86	50.62	\$	416.14
2203	121	56	40.27	40.47	165.88	34.15	\$	280.77
2205	122	119	85.57	86.01	352.50	72.57	\$	596.64
2206	123	91	65.44	65.77	269.56	55.49	\$	456.25
2207	124	109	78.38	78.78	322.87	66.47	\$	546.50
2301	125	80	57.53	57.82	236.97	48.79	\$	401.10
2302	126	83	59.68	59.99	245.86	50.62	\$	416.14

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2020/2021 APPROVED STRATA FEE SCHEDULE
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2303	127	56	40.27	40.47	165.88	34.15	\$	280.77
2305	128	119	85.57	86.01	352.50	72.57	\$	596.64
2306	129	91	65.44	65.77	269.56	55.49	\$	456.25
2307	130	109	78.38	78.78	322.87	66.47	\$	546.50
2401	131	80	57.53	57.82	236.97	48.79	\$	401.10
2402	132	83	59.68	59.99	245.86	50.62	\$	416.14
2403	133	57	40.99	41.20	168.84	34.76	\$	285.79
2405	134	119	85.57	86.01	352.50	72.57	\$	596.64
2406	135	91	65.44	65.77	269.56	55.49	\$	456.25
2407	136	109	78.38	78.78	322.87	66.47	\$	546.50
2501	137	80	57.53	57.82	236.97	48.79	\$	401.10
2502	138	83	59.68	59.99	245.86	50.62	\$	416.14
2503	139	56	40.27	40.47	165.88	34.15	\$	280.77
2505	140	119	85.57	86.01	352.50	72.57	\$	596.64
2506	141	91	65.44	65.77	269.56	55.49	\$	456.25
2507	142	109	78.38	78.78	322.87	66.47	\$	546.50
2601	143	80	57.53	57.82	236.97	48.79	\$	401.10
2602	144	83	59.68	59.99	245.86	50.62	\$	416.14
2603	145	56	40.27	40.47	165.88	34.15	\$	280.77
2605	146	119	85.57	86.01	352.50	72.57	\$	596.64
2606	147	91	65.44	65.77	269.56	55.49	\$	456.25
2607	148	109	78.38	78.78	322.87	66.47	\$	546.50
2701	149	80	57.53	57.82	236.97	48.79	\$	401.10
2702	150	83	59.68	59.99	245.86	50.62	\$	416.14
2703	151	56	40.27	40.47	165.88	34.15	\$	280.77
2705	152	119	85.57	86.01	352.50	72.57	\$	596.64
2706	153	91	65.44	65.77	269.56	55.49	\$	456.25
2707	154	109	78.38	78.78	322.87	66.47	\$	546.50
2801	155	80	57.53	57.82	236.97	48.79	\$	401.10
2802	156	83	59.68	59.99	245.86	50.62	\$	416.14
2803	157	56	40.27	40.47	165.88	34.15	\$	280.77
2805	158	119	85.57	86.01	352.50	72.57	\$	596.64
2806	159	91	65.44	65.77	269.56	55.49	\$	456.25
2807	160	109	78.38	78.78	322.87	66.47	\$	546.50
2901	161	80	57.53	57.82	236.97	48.79	\$	401.10
2902	162	83	59.68	59.99	245.86	50.62	\$	416.14
2903	163	56	40.27	40.47	165.88	34.15	\$	280.77
2905	164	119	85.57	86.01	352.50	72.57	\$	596.64
2906	165	91	65.44	65.77	269.56	55.49	\$	456.25
2907	166	109	78.38	78.78	322.87	66.47	\$	546.50
3001	167	80	57.53	57.82	236.97	48.79	\$	401.10
3002	168	83	59.68	59.99	245.86	50.62	\$	416.14
3003	169	56	40.27	40.47	165.88	34.15	\$	280.77

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Effective - September 1st, 2020

3005	170	119	85.57	86.01	352.50	72.57	\$	596.64
3006	171	91	65.44	65.77	269.56	55.49	\$	456.25
3007	172	109	78.38	78.78	322.87	66.47	\$	546.50
3101	173	80	57.53	57.82	236.97	48.79	\$	401.10
3102	174	83	59.68	59.99	245.86	50.62	\$	416.14
3103	175	56	40.27	40.47	165.88	34.15	\$	280.77
3105	176	119	85.57	86.01	352.50	72.57	\$	596.64
3106	177	91	65.44	65.77	269.56	55.49	\$	456.25
3107	178	109	78.38	78.78	322.87	66.47	\$	546.50
3201	179	80	57.53	57.82	236.97	48.79	\$	401.10
3202	180	83	59.68	59.99	245.86	50.62	\$	416.14
3203	181	56	40.27	40.47	165.88	34.15	\$	280.77
3205	182	119	85.57	86.01	352.50	72.57	\$	596.64
3206	183	91	65.44	65.77	269.56	55.49	\$	456.25
3207	184	109	78.38	78.78	322.87	66.47	\$	546.50
3301	185	163	117.21	117.81	482.83	99.40	\$	817.25
3305	186	164	117.93	118.53	485.79	100.01	\$	822.26
3307	187	152	109.30	109.86	450.25	92.69	\$	762.10
3401	188	163	117.21	117.81	482.83	99.40	\$	817.25
3405	189	164	117.93	118.53	485.79	100.01	\$	822.26
3407	190	152	109.30	109.86	450.25	92.69	\$	762.10
3501	191	163	117.21	117.81	482.83	99.40	\$	817.25
3505	192	164	117.93	118.53	485.79	100.01	\$	822.26
3507	193	152	109.30	109.86	450.25	92.69	\$	762.10
3601	194	163	117.21	117.81	482.83	99.40	\$	817.25
3605	195	164	117.93	118.53	485.79	100.01	\$	822.26
3607	196	152	109.30	109.86	450.25	92.69	\$	762.10
3701	197	159	114.33	114.92	470.98	96.96	\$	797.19
3705	198	164	117.93	118.53	485.79	100.01	\$	822.26
3707	199	152	109.30	109.86	450.25	92.69	\$	762.10
3801	200	210	151.00	151.78	622.05	128.06	\$	1,052.89
3802	201	206	148.13	148.89	610.20	125.62	\$	1,032.84
TOTAL RES.	18448		13,265.35	13,333.33	54,645.63	11,250.00	\$	92,494.31

STRATA PLAN BCS460
CLASSICO
2020/2021 APPROVED STRATA FEE SCHEDULE
Effective - September 1st, 2020

UNIT	SL	U.E.	OPER FUND CONT. (COMM)	CRF FUND CONT. (COMM)	OPER FUND CONT. (JOINT)	CRF FUND CONT. (JOINT)	TOTAL STRATA FEE
COMMERCIAL							
1362	209	342	11.83	92.28	1,120.63	230.71	\$ 1,455.46
1366	208	261	9.03	70.43	855.22	176.07	\$ 1,110.74
1368	207	144	4.98	38.86	471.85	97.14	\$ 612.82
1372	206	122	4.22	32.92	399.76	82.30	\$ 519.20
1376	205	102	3.53	27.52	334.22	68.81	\$ 434.08
1378	204	82	2.84	22.13	268.69	55.32	\$ 348.97
1382	203	63	2.18	17.00	206.43	42.50	\$ 268.11
1386	202	114	3.94	30.76	373.54	76.90	\$ 485.15
301	210	175	6.06	47.22	573.42	118.05	\$ 744.75
302	211	204	7.06	55.05	668.45	137.61	\$ 868.17
303	212	244	8.44	65.84	799.52	164.60	\$ 1,038.40
TOTAL COM.	1853		64.12	500.00	6,071.74	1,250.00	\$ 7,885.85
FEE TOTAL							
	20301		13,329.46	13,833.33	60,717.37	12,500.00	\$ 100,380.16

STRATA PLAN BCS460
CLASSICO
2020 / 2021 STRATA FEE CATCH-UP SCHEDULE

UNIT	SL	U.E.	SEP CATCH-UP	OCT CATCH-UP	NOV CATCH-UP	TOTAL CATCH-UP
RESIDENTIAL						
1348P	1	138	110.98	110.98	110.98	\$332.95
1338P	2	138	110.98	110.98	110.98	\$332.95
1336P	3	137	110.18	110.18	110.18	\$330.54
1332P	4	137	110.18	110.18	110.18	\$330.54
1330P	5	137	110.18	110.18	110.18	\$330.54
649J	6	114	91.68	91.68	91.68	\$275.05
631J	7	88	70.77	70.77	70.77	\$212.32
621J	8	91	73.19	73.19	73.19	\$219.56
611J	9	97	78.01	78.01	78.01	\$234.03
601J	10	126	101.33	101.33	101.33	\$304.00
305	11	93	74.79	74.79	74.79	\$224.38
306	12	99	79.62	79.62	79.62	\$238.86
405	13	93	74.79	74.79	74.79	\$224.38
406	14	68	54.69	54.69	54.69	\$164.06
407	15	70	56.30	56.30	56.30	\$168.89
501	16	81	65.14	65.14	65.14	\$195.43
502	17	59	47.45	47.45	47.45	\$142.35
503	18	54	43.43	43.43	43.43	\$130.29
504	19	52	41.82	41.82	41.82	\$125.46
505	20	93	74.79	74.79	74.79	\$224.38
506	21	91	73.19	73.19	73.19	\$219.56
507	22	111	89.27	89.27	89.27	\$267.81
601	23	82	65.95	65.95	65.95	\$197.84
602	24	59	47.45	47.45	47.45	\$142.35
603	25	54	43.43	43.43	43.43	\$130.29
604	26	52	41.82	41.82	41.82	\$125.46
605	27	93	74.79	74.79	74.79	\$224.38
606	28	91	73.19	73.19	73.19	\$219.56
607	29	111	89.27	89.27	89.27	\$267.81
701	30	81	65.14	65.14	65.14	\$195.43
702	31	59	47.45	47.45	47.45	\$142.35
703	32	54	43.43	43.43	43.43	\$130.29
704	33	52	41.82	41.82	41.82	\$125.46
705	34	93	74.79	74.79	74.79	\$224.38
706	35	91	73.19	73.19	73.19	\$219.56
707	36	111	89.27	89.27	89.27	\$267.81
801	37	81	65.14	65.14	65.14	\$195.43
802	38	59	47.45	47.45	47.45	\$142.35
803	39	54	43.43	43.43	43.43	\$130.29
804	40	52	41.82	41.82	41.82	\$125.46

STRATA PLAN BCS460
CLASSICO
2020 / 2021 STRATA FEE CATCH-UP SCHEDULE

UNIT	SL	U.E.	SEP CATCH-UP	OCT CATCH-UP	NOV CATCH-UP	TOTAL CATCH-UP
805	41	93	74.79	74.79	74.79	\$224.38
806	42	91	73.19	73.19	73.19	\$219.56
807	43	111	89.27	89.27	89.27	\$267.81
901	44	82	65.95	65.95	65.95	\$197.84
902	45	59	47.45	47.45	47.45	\$142.35
903	46	54	43.43	43.43	43.43	\$130.29
904	47	52	41.82	41.82	41.82	\$125.46
905	48	93	74.79	74.79	74.79	\$224.38
906	49	91	73.19	73.19	73.19	\$219.56
907	50	111	89.27	89.27	89.27	\$267.81
1001	51	81	65.14	65.14	65.14	\$195.43
1002	52	59	47.45	47.45	47.45	\$142.35
1003	53	54	43.43	43.43	43.43	\$130.29
1004	54	52	41.82	41.82	41.82	\$125.46
1005	55	93	74.79	74.79	74.79	\$224.38
1006	56	91	73.19	73.19	73.19	\$219.56
1007	57	111	89.27	89.27	89.27	\$267.81
1101	58	81	65.14	65.14	65.14	\$195.43
1102	59	59	47.45	47.45	47.45	\$142.35
1103	60	54	43.43	43.43	43.43	\$130.29
1104	61	52	41.82	41.82	41.82	\$125.46
1105	62	93	74.79	74.79	74.79	\$224.38
1106	63	91	73.19	73.19	73.19	\$219.56
1107	64	111	89.27	89.27	89.27	\$267.81
1201	65	81	65.14	65.14	65.14	\$195.43
1202	66	59	47.45	47.45	47.45	\$142.35
1203	67	54	43.43	43.43	43.43	\$130.29
1204	68	52	41.82	41.82	41.82	\$125.46
1205	69	93	74.79	74.79	74.79	\$224.38
1206	70	91	73.19	73.19	73.19	\$219.56
1207	71	111	89.27	89.27	89.27	\$267.81
1501	72	80	64.34	64.34	64.34	\$193.02
1502	73	59	47.45	47.45	47.45	\$142.35
1503	74	54	43.43	43.43	43.43	\$130.29
1504	75	52	41.82	41.82	41.82	\$125.46
1505	76	93	74.79	74.79	74.79	\$224.38
1506	77	91	73.19	73.19	73.19	\$219.56
1507	78	109	87.66	87.66	87.66	\$262.99
1601	79	79	63.53	63.53	63.53	\$190.60
1602	80	59	47.45	47.45	47.45	\$142.35
1603	81	54	43.43	43.43	43.43	\$130.29

STRATA PLAN BCS460
CLASSICO
2020 / 2021 STRATA FEE CATCH-UP SCHEDULE

UNIT	SL	U.E.	SEP CATCH-UP	OCT CATCH-UP	NOV CATCH-UP	TOTAL CATCH-UP
1604	82	52	41.82	41.82	41.82	\$125.46
1605	83	93	74.79	74.79	74.79	\$224.38
1606	84	91	73.19	73.19	73.19	\$219.56
1607	85	109	87.66	87.66	87.66	\$262.99
1701	86	80	64.34	64.34	64.34	\$193.02
1702	87	59	47.45	47.45	47.45	\$142.35
1703	88	54	43.43	43.43	43.43	\$130.29
1704	89	52	41.82	41.82	41.82	\$125.46
1705	90	93	74.79	74.79	74.79	\$224.38
1706	91	91	73.19	73.19	73.19	\$219.56
1707	92	109	87.66	87.66	87.66	\$262.99
1801	93	80	64.34	64.34	64.34	\$193.02
1802	94	59	47.45	47.45	47.45	\$142.35
1803	95	54	43.43	43.43	43.43	\$130.29
1804	96	52	41.82	41.82	41.82	\$125.46
1805	97	93	74.79	74.79	74.79	\$224.38
1806	98	92	73.99	73.99	73.99	\$221.97
1807	99	109	87.66	87.66	87.66	\$262.99
1901	100	80	64.34	64.34	64.34	\$193.02
1902	101	59	47.45	47.45	47.45	\$142.35
1903	102	54	43.43	43.43	43.43	\$130.29
1904	103	52	41.82	41.82	41.82	\$125.46
1905	104	93	74.79	74.79	74.79	\$224.38
1906	105	91	73.19	73.19	73.19	\$219.56
1907	106	109	87.66	87.66	87.66	\$262.99
2001	107	80	64.34	64.34	64.34	\$193.02
2002	108	83	66.75	66.75	66.75	\$200.26
2003	109	56	45.04	45.04	45.04	\$135.11
2005	110	119	95.70	95.70	95.70	\$287.11
2006	111	91	73.19	73.19	73.19	\$219.56
2007	112	109	87.66	87.66	87.66	\$262.99
2101	113	80	64.34	64.34	64.34	\$193.02
2102	114	83	66.75	66.75	66.75	\$200.26
2103	115	56	45.04	45.04	45.04	\$135.11
2105	116	119	95.70	95.70	95.70	\$287.11
2106	117	91	73.19	73.19	73.19	\$219.56
2107	118	109	87.66	87.66	87.66	\$262.99
2201	119	80	64.34	64.34	64.34	\$193.02
2202	120	83	66.75	66.75	66.75	\$200.26
2203	121	56	45.04	45.04	45.04	\$135.11
2205	122	119	95.70	95.70	95.70	\$287.11

STRATA PLAN BCS460
CLASSICO
2020 / 2021 STRATA FEE CATCH-UP SCHEDULE

UNIT	SL	U.E.	SEP CATCH-UP	OCT CATCH-UP	NOV CATCH-UP	TOTAL CATCH-UP
2206	123	91	73.19	73.19	73.19	\$219.56
2207	124	109	87.66	87.66	87.66	\$262.99
2301	125	80	64.34	64.34	64.34	\$193.02
2302	126	83	66.75	66.75	66.75	\$200.26
2303	127	56	45.04	45.04	45.04	\$135.11
2305	128	119	95.70	95.70	95.70	\$287.11
2306	129	91	73.19	73.19	73.19	\$219.56
2307	130	109	87.66	87.66	87.66	\$262.99
2401	131	80	64.34	64.34	64.34	\$193.02
2402	132	83	66.75	66.75	66.75	\$200.26
2403	133	57	45.84	45.84	45.84	\$137.52
2405	134	119	95.70	95.70	95.70	\$287.11
2406	135	91	73.19	73.19	73.19	\$219.56
2407	136	109	87.66	87.66	87.66	\$262.99
2501	137	80	64.34	64.34	64.34	\$193.02
2502	138	83	66.75	66.75	66.75	\$200.26
2503	139	56	45.04	45.04	45.04	\$135.11
2505	140	119	95.70	95.70	95.70	\$287.11
2506	141	91	73.19	73.19	73.19	\$219.56
2507	142	109	87.66	87.66	87.66	\$262.99
2601	143	80	64.34	64.34	64.34	\$193.02
2602	144	83	66.75	66.75	66.75	\$200.26
2603	145	56	45.04	45.04	45.04	\$135.11
2605	146	119	95.70	95.70	95.70	\$287.11
2606	147	91	73.19	73.19	73.19	\$219.56
2607	148	109	87.66	87.66	87.66	\$262.99
2701	149	80	64.34	64.34	64.34	\$193.02
2702	150	83	66.75	66.75	66.75	\$200.26
2703	151	56	45.04	45.04	45.04	\$135.11
2705	152	119	95.70	95.70	95.70	\$287.11
2706	153	91	73.19	73.19	73.19	\$219.56
2707	154	109	87.66	87.66	87.66	\$262.99
2801	155	80	64.34	64.34	64.34	\$193.02
2802	156	83	66.75	66.75	66.75	\$200.26
2803	157	56	45.04	45.04	45.04	\$135.11
2805	158	119	95.70	95.70	95.70	\$287.11
2806	159	91	73.19	73.19	73.19	\$219.56
2807	160	109	87.66	87.66	87.66	\$262.99
2901	161	80	64.34	64.34	64.34	\$193.02
2902	162	83	66.75	66.75	66.75	\$200.26
2903	163	56	45.04	45.04	45.04	\$135.11

STRATA PLAN BCS460
CLASSICO
2020 / 2021 STRATA FEE CATCH-UP SCHEDULE

UNIT	SL	U.E.	SEP CATCH-UP	OCT CATCH-UP	NOV CATCH-UP	TOTAL CATCH-UP
2905	164	119	95.70	95.70	95.70	\$287.11
2906	165	91	73.19	73.19	73.19	\$219.56
2907	166	109	87.66	87.66	87.66	\$262.99
3001	167	80	64.34	64.34	64.34	\$193.02
3002	168	83	66.75	66.75	66.75	\$200.26
3003	169	56	45.04	45.04	45.04	\$135.11
3005	170	119	95.70	95.70	95.70	\$287.11
3006	171	91	73.19	73.19	73.19	\$219.56
3007	172	109	87.66	87.66	87.66	\$262.99
3101	173	80	64.34	64.34	64.34	\$193.02
3102	174	83	66.75	66.75	66.75	\$200.26
3103	175	56	45.04	45.04	45.04	\$135.11
3105	176	119	95.70	95.70	95.70	\$287.11
3106	177	91	73.19	73.19	73.19	\$219.56
3107	178	109	87.66	87.66	87.66	\$262.99
3201	179	80	64.34	64.34	64.34	\$193.02
3202	180	83	66.75	66.75	66.75	\$200.26
3203	181	56	45.04	45.04	45.04	\$135.11
3205	182	119	95.70	95.70	95.70	\$287.11
3206	183	91	73.19	73.19	73.19	\$219.56
3207	184	109	87.66	87.66	87.66	\$262.99
3301	185	163	131.09	131.09	131.09	\$393.27
3305	186	164	131.90	131.90	131.90	\$395.69
3307	187	152	122.24	122.24	122.24	\$366.73
3401	188	163	131.09	131.09	131.09	\$393.27
3405	189	164	131.90	131.90	131.90	\$395.69
3407	190	152	122.24	122.24	122.24	\$366.73
3501	191	163	131.09	131.09	131.09	\$393.27
3505	192	164	131.90	131.90	131.90	\$395.69
3507	193	152	122.24	122.24	122.24	\$366.73
3601	194	163	131.09	131.09	131.09	\$393.27
3605	195	164	131.90	131.90	131.90	\$395.69
3607	196	152	122.24	122.24	122.24	\$366.73
3701	197	159	127.87	127.87	127.87	\$383.62
3705	198	164	131.90	131.90	131.90	\$395.69
3707	199	152	122.24	122.24	122.24	\$366.73
3801	200	210	168.89	168.89	168.89	\$506.67
3802	201	206	165.67	165.67	165.67	\$497.02
TOTAL RES.		18448	14,836.60	14,836.60	14,836.60	\$44,509.79

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 STRATA FEE CATCH-UP SCHEDULE**

UNIT	SL	U.E.	SEP CATCH-UP	OCT CATCH-UP	NOV CATCH-UP	TOTAL CATCH-UP
COMMERCIAL						
1362	209	342	232.38	232.38	232.38	\$697.15
1366	208	261	177.35	177.35	177.35	\$532.04
1368	207	144	97.85	97.85	97.85	\$293.54
1372	206	122	82.90	82.90	82.90	\$248.69
1376	205	102	69.31	69.31	69.31	\$207.92
1378	204	82	55.72	55.72	55.72	\$167.15
1382	203	63	42.81	42.81	42.81	\$128.42
1386	202	114	77.46	77.46	77.46	\$232.38
301	210	175	118.91	118.91	118.91	\$356.73
302	211	204	138.61	138.61	138.61	\$415.84
303	212	244	165.79	165.79	165.79	\$497.38
TOTAL COM.		1853	1,259.09	1,259.09	1,259.09	\$3,777.26
Fee Total		20301	16,095.68	16,095.68	16,095.68	\$ 48,287.05

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 JOINT SECTION DEFICIT (SL)**

UNIT	SL	U.E.	TOTAL SPECIAL LEVY
1348P	1	138	\$571.01
1338P	2	138	\$571.01
1336P	3	137	\$566.87
1332P	4	137	\$566.87
1330P	5	137	\$566.87
649J	6	114	\$471.70
631J	7	88	\$364.12
621J	8	91	\$376.53
611J	9	97	\$401.36
601J	10	126	\$521.35
305	11	93	\$384.81
306	12	99	\$409.63
405	13	93	\$384.81
406	14	68	\$281.37
407	15	70	\$289.64
501	16	81	\$335.16
502	17	59	\$244.13
503	18	54	\$223.44
504	19	52	\$215.16
505	20	93	\$384.81
506	21	91	\$376.53
507	22	111	\$459.29
601	23	82	\$339.29
602	24	59	\$244.13
603	25	54	\$223.44
604	26	52	\$215.16
605	27	93	\$384.81
606	28	91	\$376.53
607	29	111	\$459.29
701	30	81	\$335.16
702	31	59	\$244.13
703	32	54	\$223.44
704	33	52	\$215.16
705	34	93	\$384.81
706	35	91	\$376.53
707	36	111	\$459.29
801	37	81	\$335.16
802	38	59	\$244.13
803	39	54	\$223.44

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 JOINT SECTION DEFICIT (SL)**

UNIT	SL	U.E.	TOTAL SPECIAL LEVY
804	40	52	\$215.16
805	41	93	\$384.81
806	42	91	\$376.53
807	43	111	\$459.29
901	44	82	\$339.29
902	45	59	\$244.13
903	46	54	\$223.44
904	47	52	\$215.16
905	48	93	\$384.81
906	49	91	\$376.53
907	50	111	\$459.29
1001	51	81	\$335.16
1002	52	59	\$244.13
1003	53	54	\$223.44
1004	54	52	\$215.16
1005	55	93	\$384.81
1006	56	91	\$376.53
1007	57	111	\$459.29
1101	58	81	\$335.16
1102	59	59	\$244.13
1103	60	54	\$223.44
1104	61	52	\$215.16
1105	62	93	\$384.81
1106	63	91	\$376.53
1107	64	111	\$459.29
1201	65	81	\$335.16
1202	66	59	\$244.13
1203	67	54	\$223.44
1204	68	52	\$215.16
1205	69	93	\$384.81
1206	70	91	\$376.53
1207	71	111	\$459.29
1501	72	80	\$331.02
1502	73	59	\$244.13
1503	74	54	\$223.44
1504	75	52	\$215.16
1505	76	93	\$384.81
1506	77	91	\$376.53
1507	78	109	\$451.01

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 JOINT SECTION DEFICIT (SL)**

UNIT	SL	U.E.	TOTAL SPECIAL LEVY
1601	79	79	\$326.88
1602	80	59	\$244.13
1603	81	54	\$223.44
1604	82	52	\$215.16
1605	83	93	\$384.81
1606	84	91	\$376.53
1607	85	109	\$451.01
1701	86	80	\$331.02
1702	87	59	\$244.13
1703	88	54	\$223.44
1704	89	52	\$215.16
1705	90	93	\$384.81
1706	91	91	\$376.53
1707	92	109	\$451.01
1801	93	80	\$331.02
1802	94	59	\$244.13
1803	95	54	\$223.44
1804	96	52	\$215.16
1805	97	93	\$384.81
1806	98	92	\$380.67
1807	99	109	\$451.01
1901	100	80	\$331.02
1902	101	59	\$244.13
1903	102	54	\$223.44
1904	103	52	\$215.16
1905	104	93	\$384.81
1906	105	91	\$376.53
1907	106	109	\$451.01
2001	107	80	\$331.02
2002	108	83	\$343.43
2003	109	56	\$231.71
2005	110	119	\$492.39
2006	111	91	\$376.53
2007	112	109	\$451.01
2101	113	80	\$331.02
2102	114	83	\$343.43
2103	115	56	\$231.71
2105	116	119	\$492.39
2106	117	91	\$376.53

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 JOINT SECTION DEFICIT (SL)**

UNIT	SL	U.E.	TOTAL SPECIAL LEVY
2107	118	109	\$451.01
2201	119	80	\$331.02
2202	120	83	\$343.43
2203	121	56	\$231.71
2205	122	119	\$492.39
2206	123	91	\$376.53
2207	124	109	\$451.01
2301	125	80	\$331.02
2302	126	83	\$343.43
2303	127	56	\$231.71
2305	128	119	\$492.39
2306	129	91	\$376.53
2307	130	109	\$451.01
2401	131	80	\$331.02
2402	132	83	\$343.43
2403	133	57	\$235.85
2405	134	119	\$492.39
2406	135	91	\$376.53
2407	136	109	\$451.01
2501	137	80	\$331.02
2502	138	83	\$343.43
2503	139	56	\$231.71
2505	140	119	\$492.39
2506	141	91	\$376.53
2507	142	109	\$451.01
2601	143	80	\$331.02
2602	144	83	\$343.43
2603	145	56	\$231.71
2605	146	119	\$492.39
2606	147	91	\$376.53
2607	148	109	\$451.01
2701	149	80	\$331.02
2702	150	83	\$343.43
2703	151	56	\$231.71
2705	152	119	\$492.39
2706	153	91	\$376.53
2707	154	109	\$451.01
2801	155	80	\$331.02
2802	156	83	\$343.43

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 JOINT SECTION DEFICIT (SL)**

UNIT	SL	U.E.	TOTAL SPECIAL LEVY
2803	157	56	\$231.71
2805	158	119	\$492.39
2806	159	91	\$376.53
2807	160	109	\$451.01
2901	161	80	\$331.02
2902	162	83	\$343.43
2903	163	56	\$231.71
2905	164	119	\$492.39
2906	165	91	\$376.53
2907	166	109	\$451.01
3001	167	80	\$331.02
3002	168	83	\$343.43
3003	169	56	\$231.71
3005	170	119	\$492.39
3006	171	91	\$376.53
3007	172	109	\$451.01
3101	173	80	\$331.02
3102	174	83	\$343.43
3103	175	56	\$231.71
3105	176	119	\$492.39
3106	177	91	\$376.53
3107	178	109	\$451.01
3201	179	80	\$331.02
3202	180	83	\$343.43
3203	181	56	\$231.71
3205	182	119	\$492.39
3206	183	91	\$376.53
3207	184	109	\$451.01
3301	185	163	\$674.45
3305	186	164	\$678.59
3307	187	152	\$628.93
3401	188	163	\$674.45
3405	189	164	\$678.59
3407	190	152	\$628.93
3501	191	163	\$674.45
3505	192	164	\$678.59
3507	193	152	\$628.93
3601	194	163	\$674.45
3605	195	164	\$678.59

**STRATA PLAN BCS460
CLASSICO
2020 / 2021 JOINT SECTION DEFICIT (SL)**

UNIT	SL	U.E.	TOTAL SPECIAL LEVY
3607	196	152	\$628.93
3701	197	159	\$657.90
3705	198	164	\$678.59
3707	199	152	\$628.93
3801	200	210	\$868.92
3802	201	206	\$852.37
1362	209	342	\$1,415.10
1366	208	261	\$1,079.95
1368	207	144	\$595.83
1372	206	122	\$504.80
1376	205	102	\$422.05
1378	204	82	\$339.29
1382	203	63	\$260.68
1386	202	114	\$471.70
301	210	175	\$724.10
302	211	204	\$844.10
303	212	244	\$1,009.61
Fee Total		20301	\$84,000.00

**MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN BCS460
CLASSICO**

HELD: On Wednesday, October 28, 2020 at 6:00 pm in the Main Ballroom at the Westin Bay Shore, 1601 Bayshore Dr, Vancouver, B.C.

PRESENT: 94.63 Votes present in person or proxy, as per the registration sheet.

STRATA AGENT: Nico Barbu, Korecki Real Estate Services Inc.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:05 pm. Introductions were made, and the meeting commenced.

ELECTION OF CHAIR

It was **MOVED/SECONDED** and **CARRIED** to elect Nico Barbu, the Strata Agent, as the chair for the meeting.

PROOF OF NOTICE

It was **MOVED/SECONDED** and **CARRIED** to accept the notice dated October 9th, 2020, 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 October 30th, 2019 Annual General Meeting.

PRESIDENTS REPORT

Please refer to the back of the meeting minutes for a copy of the Presidents Report.

INSURANCE REPORT

The insurance policy for Strata Corporation BCS460, as attached to the AGM notice, was reviewed by the owners and approved. All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage 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 and strata deductible chargebacks. Owners with tenanted properties must ensure adequate coverage by obtaining rental insurance. You should contact your home insurance company to ensure that you have adequate insurance coverage

2020 / 2021 PROPOSED OPERATING BUDGET

It was **MOVED/SECONDED** to place the 2020 / 2021 proposed operating budget on the floor for discussion. It was noted that the budget called for a 19.00% increase in strata fees, once approved in conjunction with the residential and commercial section proposed operating budget.

Following discussion, a vote was then taken, and the budget **CARRIED** unanimously in the amount of \$879,208.42 (94.63 In-favor, 0 Opposed, 0 Abstain).

MAJORITY VOTE – RATIFICATION OF RULES

It was **MOVED/SECONDED** and **CARRIED** to ratify the building rules (88.63 In-favor, 1 Opposed, 5 Abstain). Please refer to the back of the meeting minutes for a copy of the building rules.

¾ VOTE RESOLUTION #01 – JOINT SECTION OPERATING DEFICIT

WHEREAS *The Joint Section, Strata Plan BCS460 has incurred an operating deficit of \$84,000.00;*

BE IT RESOLVED *by a ¾ vote resolution of The Owners, Strata Plan BCS460, that a sum of money not exceeding \$84,000.00 be raised and spent for the purpose of recovering the Joint Section operating deficit, such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots.*

This special levy shall be assessed and become due and payable in full immediately on the passing of this resolution.

It was **MOVED/SECONDED** to place ¾ vote resolution #01 on the floor for discussions. Following discussion, a vote was taken, and the resolution **CARRIED** (85.63 In-favor, 6 Opposed, 3 Abstain).

¾ VOTE RESOLUTION #02 – RESIDENTIAL SECTION CRF ALLOCATION

WHEREAS:

A. *The Owners, Strata Plan BCS 460 (the "Strata Corporation ") is comprised of 201 residential strata lots and 11 Non-residential (commercial) strata lots corresponding respectively to 18,448 Residential Units Entitlement and 1,853 Non-residential (commercial) Units Entitlement;*

B. *Since the creation of the Residential Section and the Commercial Section, the Strata Corporation funded common expenses of the Strata Corporation that usually occur less often than once a year or that do not usually occur by the Residential Section contributing to 90% of the subject common expenses from the Residential CRF Account and the Commercial Section contributing to 10% of the subject common expenses from the Commercial CRF Account;*

C. *At the 2015 AGM, the Strata Corporation, the Residential Section and the Commercial Section established a CRF account for common expenses on matters of common interest to all owners (the "Strata Corporation CRF Account"), and raised funds of \$300,000.00 for the Strata Corporation CRF Account for expenses common to all owners of the Strata Corporation;*

D. *The owners of the residential strata lots transferred \$270,000.00 from the Residential CRF Account to the Strata Corporation CRF Account and the owners of commercial strata lots transferred \$30,000.00 from the Commercial CRF Account to the Strata Corporation CRF Account;*

E. *Following recommendation of the Depreciation Report of 2019 to "rebalance" contributions to the CRF accounts, the Strata Corporation, the Residential Section and the Commercial Section would like increase the Strata Corporation CRF account by \$500,000.00 for common expenses on matters of common interest to all owners (the "Strata Corporation CRF Account");*

F. *The owners of the residential strata lots would like to transfer \$450,000.00 from the Residential CRF Account to the Strata Corporation CRF Account and the owners of the commercial strata lots would like to transfer \$50,000.00 from the Commercial CRF Account to the Strata Corporation CRF Account;*

BE IT RESOLVED *by a ¾ vote of The Owners, Strata Plan BCS 460 that a total amount of \$450,000.00 be transferred from the Residential CRF Account to the Strata Corporation CRF Account and a total*

amount of \$50,000.00 be transferred from the Commercial CRF Account to the Strata Corporation CRF Account.

A vote was then taken, and $\frac{3}{4}$ vote resolution #02 **DEFEATED** (0 In-favor, 94.63 Opposed, 0 Abstain). The $\frac{3}{4}$ vote resolution was defeated as the mirror resolution was defeated by the commercial and residential section.

NEW BUSINESS

- 1) Gym Operation: The Council was asked to investigate the possibility of re-opening the gym.
- 2) Water Feature: The Council was asked to investigate the possibility of reinitiating the water feature.

ELECTION OF STRATA COUNCIL

According to the Strata Property Act, the members of the Strata Council for 2019 / 2020 automatically retired from their positions. The owners expressed their appreciation for a job well done by the outgoing executive. The following owners were elected by acclamation for the 2020/2021 fiscal period:

- Irfaan Hafeez
- Lawrence Keenan
- Mark Deppel
- Mona Zarbafian
- Peter van Diepen
- Roman Piechocki
- Renee Geraghty (C)

Termination

There being no further business, the Annual General Meeting was terminated at 8:05pm.

Alex Korecki, Dip.ULE
Strata Agent

Korecki Real Estate Services Inc.
605 – 1166 Alberni St, | Vancouver B.C. V6E 3Z3
Office: 604.233.7772 |

PRESIDENT'S REPORT- AGM OCTOBER 2020

I am pleased again to provide a brief report outlining some key events of the past year. The details of all activities have been reported to owners in the minutes of the council monthly meetings.

It has been a very challenging year with a significant number of activities requiring utmost involvement of the Strata Council and the building management. I extend my appreciation to my colleagues, building staff and strata agent for dedicating their time and energy for attending the following undertakings:

- Review of the Financial Audit for the 2018/2019 fiscal (It was distributed to all owners)
- Review of the Depreciation Report 2019 (It was distributed to all owners)
- Attending the following major projects:
 - 3rd floor corridor renovation
 - Lobby upgrading with additional ceramic tiles
 - Kitchen sink drains cleaning
 - Installation of "smart" pumps to minimize development of pinholes in water pipes
- Performing audits of washing machine hoses and fire sprinkler cages
- Searching for and hiring new building manager
- Reviewing and negotiating strata insurance policy with insurance brokers
- Redesigning Emergency Response procedures; organizing response team
- Implementing COVID-19 requirements
- Assessing proposals for modernization of the tower elevators (proposed resolution in AGM package)
- Responding to false fire alarms and addressing related mischief
- Managing legal proceedings for collection of funds from indebted owners

FINANCES

We continue to diligently control our expenditures. I commend Korecki's entire accounting department for their cooperation in these processes.

Unfortunately, despite of the above efforts, it is the first budget ending with a deficit since 2008. The prime factor contributing to it is, of course, unforeseen insurance premium increase by over 102% (from \$121,000 to \$245,000). In addition, there were other unexpected increases in some expenditures:

- Water and Sewer - Insufficient accrual from previous year, considerable rate increase by the City and significant consumption increase (The latter resulting from impact of COVID-19)
- Repairs & Maintenance - Responding to minor leaks and floods, electrical vault fan replacement
- Administration Fees - Taxes preparation for CRA
- Gas - Consumption increase (COVID-19 impact - more cooking at home, extended use of fireplaces)
- Garbage Disposal - Enormous increase in cardboard disposal (Residents are increasingly purchasing on line), more regular household waste by weight (Both from impact of COVID-19)

BUDGET - TOTAL STRATA - OPERATING ACCOUNT

Revenue	1,083,249
Expenses	1,155,420

Current budget deficit - 72,171

The above budget deficit comprises of the following sectional balances:

Joint Strata	-84,209
Residential	9,627
Commercial	2,411

FUNDS IN THE BANKS (based on bank statements)

CONTINGENCY RESERVE FUND (CRF)

Joint Strata	325,501 (It includes 101,986 of prepaid insurance premium)
Residential	1,409,979
Commercial	84,352

CRF total 1,819,832

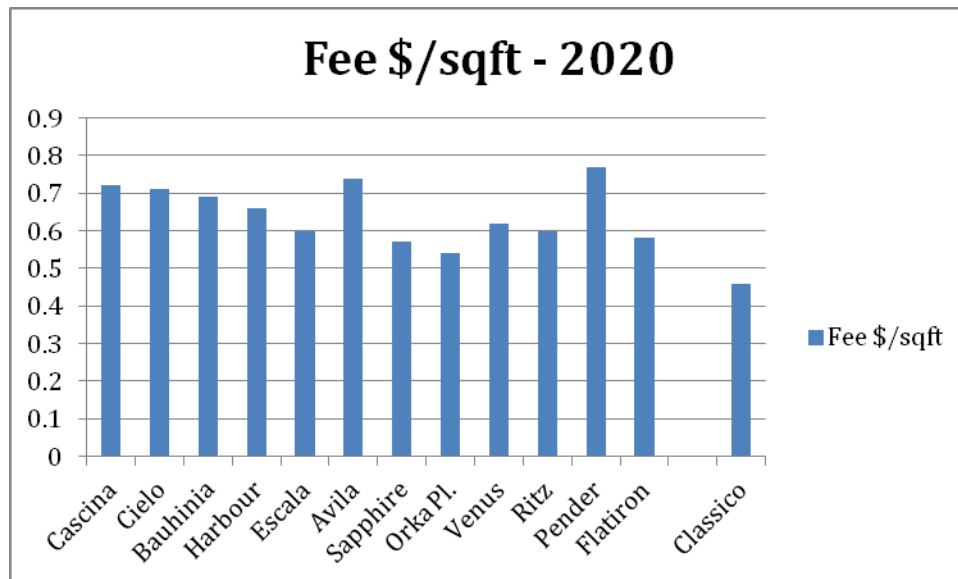
OPERATING CASH

Joint Strata	10,287
Residential	42,068
Commercial	28,791

TOTAL OPERATING CASH 81,146

As it was already reported in the council meeting minutes, we are proposing to recover the deficit of 84,000 in the Joint Strata Section by a special levy (The 3/4 vote resolution is included in the AGM package). Also, we are proposing the next year budget with a 19% maintenance fee increase, which covers above mentioned increase in the strata insurance premium and increased contributions to CRF as recommended by the Depreciation Report. Please note, the remaining budget increases resulting from higher operational costs are covered from surpluses prudently accumulated over the last 12 years. Please be alerted as well that the condominiums' insurance market in BC is very volatile and our insurance premium for 2021 may go up again.

Despite the proposed maintenance fee increase, we will still compare well with other condos in the area.



In general, our finances are healthy, building maintenance is under control, and we are well prepared organizationally to face future challenges.

In closing, all of you are invited to consider serving on council to better understand the issues facing us.

Sincerely,
Roman Piechocki
President/Treasurer
October 7, 2020

BCS-460 – CLASSICO RULES

January 23, 2020

Preamble

Unless otherwise stated and for the purposes of these rules, “residents” means collectively, owners, tenants and occupants, and “a resident” means collectively, an owner, a tenant and an occupant.

Rule No. 1: RENTAL POLICY FOR PARTY ROOM

Anyone wishing to rent the Party Room for exclusive use must adhere to the following:

1. Application:

- Only an owner of BCS-460 may make an application for exclusive use of the Party Room. If the owner has rented out his or her suite, only the registered tenant (hereinafter also referred to as “owner”) of that suite may make an application.
- An owner wishing exclusive use of the Party Room must book the room with the Building Staff.
- A \$75 fee is payable to rent the Party Room for exclusive use. This fee is non-refundable and is payable by cheque to “BCS-460”, at the time of booking.
- An owner who rents the Party Room for exclusive use must also make a \$100 refundable damage deposit by cheque to ‘BCS-460’, at the time of booking.
- An owner must sign the application form to rent the Party Room, which includes a waiver of liability and an agreement to use the room in accordance with this Rule No.1.

2. Attendance at Function

- The owner must be in attendance at the function.
- The maximum number of people in the Party Room is 60.

3. Owner’s Responsibility

- The owner is personally responsible for the conduct of all guests attending their function; the owner must ensure that all Bylaws and Rules of the Strata Corporation are fully complied with.
- This responsibility is acknowledged and accepted by signature to the contents of this application.
- Adult supervision is required in the Party Room.
- The pool table should not be moved.
- The ping-pong table may be moved, but not collapsed/folded.

4. Party Room Use Rules:

- Alcohol: If alcohol will be present in the Party Room during the function, a Party Alcohol Liability insurance policy must be purchased and be in effect during the function. (This insurance policy can be purchased from an insurance agency).

Alcohol can only be consumed within the Party Room and may not be taken outside of the Party Room.

- Entrance: An owner is responsible for the entrance of all guests into the Classico. It is not the responsibility of the Building Staff to escort an owner's guests into the Party Room.
- Property Access: Inside Classico, guests are limited to the Party Room. In order to respect the privacy of Classico residents, guests are not permitted to wander the premises.
- Washrooms: A washroom is available in the hallway adjacent to the Party Room.
- Decorations, streamers, banners: Nothing shall be attached to the walls or ceiling of the Party Room.
- Cooking: Cooking of meats, vegetables etc. are not permitted in the Party Room. However, cold food may be prepared and served.
- Smoking: Smoking is not permitted in the Party Room or on the Party Room balcony due to the City of Vancouver Health Bylaw No. 9535 which prohibits smoking within six (6) meters of a door, window or air intake system.
- Music: Music, provided by reasonable home stereo equipment and other entertainment is permitted and shall be kept to a reasonable sound level in order that the nearby residents are not disturbed.
- Noise: The owner is responsible for keeping the noise in the Party Room at a level that will not result in a disturbance to nearby residents.
- Adult Supervision: An owner is responsible for ensuring that an adult over the age of 19, be in the Party Room at all times.
- Pets: No pets are permitted in the Party Room.

5. Times:

- The Party Room may be rented for period of up to five (5) hours.
- A function may not begin in the Party Room before 7:00 a.m.
- All guests must vacate the Party Room no later than 11:00 p.m.

6. Clean-up:

- The owner applicant is responsible for all clean up and for restoring the Party Room and adjacent washroom to their pre-function state to the satisfaction of the Building Staff, acting reasonable. This shall be completed by within (30) minutes of the end of the function.
- Any damage or cleaning required as a result of a function in the Party Room and the use of washroom will be charged back to the owner.

7. Questions:

- Any questions concerning the rental policy or the use of the Party Room should be directed to the Building Staff.

8. Non-compliance:

- Repeated non-compliance with the rule may result in restricting rental of the party room.

Rule No. 2: GUEST SUITE RENTAL POLICY

Anyone wishing to rent the Guest Suite for exclusive use must adhere to the following guidelines and building rules as noted:

1. **Rate:** The rate per day to rent the Guest Suite is \$75.00. Payment for the stay must be made at the start of the stay; without payment entry will be refused. Payment must be in cash or in form of a cheque made payable to "BCS-460".
2. **Deposit:** A \$100.00 damage deposit made payable to "BCS-460" must be made when making a reservation. **THE BOOKING IS NOT CONFIRMED UNTIL THE DEPOSIT IS MADE AND THE RESERVATION FORM IS COMPLETED.** During this time another Owner/Resident can book the Guest Suite.
3. **Term/Duration:** The maximum period the Guest Suite will be rented to an Owner/Resident is 5 days per calendar year. Additional days may be booked up to a maximum of 1 month in advance of the dates required, if available. The Owner/Resident along with the guest will check out of the room with the Building Staff by 11:00 a.m. on the last day of the booking. To aid check-in there is a one-day period between bookings to allow for cleaning and checking for damages. Check-in on the first day of the booking can be from 7:00 a.m.
4. **Maximum Occupancy:** 2 adults and 2 children. The children cannot occupy the Guest Suite without an adult (adult is someone 19 years of age or older) present or be left unattended.
5. **Room Conditions:** The Owner/Resident is required to provide pillows, bed linens and towels for the duration of the guest's stay. The room will only be cleaned prior to occupancy and after the guest leaves. The Owner/Resident and guest will do cursory cleaning of the suite at the end of the stay. Please note there is **NO SMOKING** and **NO ANIMALS** allowed. The damage deposit will be refunded after the suite has been vacated and checked for damages and any damages deducted.
6. **Cancellation Policy:** If an Owner/Resident who has made a reservation wishes to cancel the reservation, the Owner/Resident will inform the Building Staff as soon as possible. There will be a \$75.00 minimum charge if the cancellation is less than 7 days in advance, and this fee will be deducted from the damage deposit.
7. **Reservation:** All reservations will be done through the Building Staff only. The Owner/Resident will be required to complete a reservation form and agree to the regulations set out in this document.
8. **Guest Suite & Common Area Access:** A key to the suite and access fob will be provided to the guest for the duration of the stay. The guest will have access to the Owner/Resident floor, guest parking, front door, rear entrance level, fitness suite, swimming pool, meeting room and party room. The guest will be compliant with the Bylaws and Rules of the Classico during their stay and the Owner/Resident is responsible for the guest adhering to these.

9. Key & Access fob: A key and access fob will be returned to the Building Staff at the end of the stay (see no. 3 above). If a key or access fob is lost, damaged or not returned, the Owner/Resident will be charged a \$75.00 fee and this will be deducted from the damage deposit.
10. Television: There is a television set in the guest suite with remote control. The television is programmed to receive a selection of channels and this cannot be altered in any way. The remote control must stay in the guest suite.
11. Non-compliance: Repeated non-compliance with the rule may result in restricting rental of the guest suite.

Rule No. 3: FITNESS CENTRE

1. All users of the Fitness Centre are requested to adhere to the Fitness Centre etiquette:
When you come to the Fitness Centre, please....

- Wear proper athletic and lower body clothing and shoes. Bare feet and socks only are not permitted.
- Make sure that drink containers have a closeable top. Do not leave containers on the floor.
- Personal stereos and radios without earphones are not permitted in the fitness center.
- Do not use chalk or powder in the facility
- Bring a workout towel and wipe off equipment when you are finished.

When you are in the Fitness Centre, please....

- Do not use equipment unless you are knowledgeable in its proper use.
- Do not monopolize a piece of equipment.
- Ask if you may 'work-in' and always let others 'work-in'.
- When 'working-in' with someone, return the seat and weight to the previous owner's set-up.
- Do not pound the weight stack at each repetition.
- Do not remove the weights, benches or other equipment from their proper location.
- Re-rack the weights and return all other accessories to their proper location.
- Avoid making loud sounds (banging weights, yelling, dropping dumbbells etc.)
- Do not lean on the mirrors or lean anything against them. They are very fragile.

When you are leaving the Fitness Centre please....

- Clean up after yourself.
 - If you are the last to leave, please turn off the television set and fans.
 - Close the door.
2. No children under 13 are permitted without an adult present at all times in the Fitness Centre.

3. No animals are allowed.
4. Fitness Centre hours: 6:00 a.m. to 11:00 p.m.; it is closed for maintenance weekdays 12:00 noon to 12:30pm; weekends 10:00am to 10:30am.

SWIMMING POOL, HOT TUB AND SAUNA

1. A cleansing shower in the swimming pool change room is mandatory before entering the swimming pool, hot tub or sauna.
2. All persons with open sores, bandages, head colds, discharging ears or noses, or infected eyes are forbidden to enter the Swimming Pool area.
3. Running, fighting or any form of conduct likely to cause an accident in the Swimming Pool area is forbidden.
4. No children under 13 are permitted without an adult present at all times in the Swimming Pool area.
5. No animals are allowed.
6. No drinks or food are permitted at any time.
7. Persons with long hair must wear bathing caps.
8. No diving.
9. After using the Swimming Pool or Hot Tub, footwear and towels must be used when returning to the building.
10. Strata Corporation reserves the right to deny use of the facility to anyone at any time.
11. Warning – No Lifeguard on Duty.
12. Swimming Pool area hours: 6:00 a.m. to 11:00 p.m. It is closed for maintenance weekdays 12:30pm to 1:30pm; weekends 10:30am to 11:30am.
13. There is no glass items permitted in the pool area at any time.
14. There is no soap items permitted in the pool area at any time.

Repeated non-compliance with the rule may result in restricting access to the fitness centre.

Rule No. 4: VISITOR PARKING

1. All visitors wishing to park their vehicle in the visitor parking may do so FOR UP TO FOUR HOURS and must sign in and report the particulars at the parkade desk.
2. All visitors wishing to park their vehicles in the visitor parking overnight must indicate so by checking the box on the parking log at the parkade desk. Parking for two or more nights requires an official parking permit from the Building Staff.
3. All vehicles parked in the visitor parking stalls without having checked the box on the parking log at the parkade desk (1 night) or acquiring permit (2 or more nights) will be towed at 6:00 a.m.
4. Permits may only be issued for a maximum of five nights per month, per suite.
5. Residents, occupants, and contractors providing service to individual owners, are not allowed to park their vehicles in the visitors parking.

Rule No. 5: PARKADE GATE PROCEDURE

All drivers, bicycle riders and pedestrians must wait for the parkade gate to close completely when entering or exiting the parkade. Drivers must not tailgate, honk, or otherwise attempt to follow behind another car. All drivers must swipe their fob/card, or use the entry intercom to be allowed in. Residents are responsible for ensuring their guests comply with these rules.

Rule No. 6: MOVING PROCEDURES

All moves must take place between 9:00 a.m. and 8:00 p.m. Monday to Friday and between 4:00 p.m. and 8:00 p.m. on Saturdays, Sundays and holidays.

Special arrangements can be made for moving between 9:00 a.m. and 4:00 p.m. on Saturday, Sunday or holiday. There will be an additional charge of \$100.00 for this arrangement payable to BCS-460.

Rule No. 7: ACCESS FOB ENTITLEMENT

All owners are entitled to purchase a limited number of access fobs equal to the number of bedrooms in the unit plus two (a one bedroom unit is entitled to no more than three fobs, a two bedroom unit is entitled to no more than four fobs, a three bedroom unit is entitled to no more than five fobs, etc.) The cost for each fob purchase is \$75.00.

Rule No. 8: EMERGENCY INFORMATION

Any resident/owner/tenant requesting or requiring an access fob will be required to complete a contact sheet in detail prior to receiving the access fob(s). This information will be used to contact the appropriate person in case of an emergency situation.

Rule No. 9: PETS IN BUILDING

This rule applies in addition to provisions of the strata bylaws R. 8 – Pets.

Without prior permission from the Strata Council, pets are not permitted in:

- Party Room;
- Meeting Room;
- Guest Suite;
- Swimming Pool; or
- Exercise Room

Pets must be taken in or out of the building through the third floor back lane entrance or through parkade level P1, with the following exceptions:

- (1) Pets are permitted to be carried through the lobby at all times; and
- (2) Pets are permitted to be walked through the lobby, on leash, between 11pm and 6am

Residents are not permitted to loiter in the lobby with their pets.

Rule No. 10: SKATEBOARDS AND ROLLER BLADES

Roller blades are not to be worn in the building. Residents are requested to put on their roller blades outside the building. Similarly, residents should not ride skateboards inside the building.

Rule No. 11: DELIVERIES AND TRADES

Appliances, furniture, carts and dollies are not allowed through the lobby. All such items whether brought by residents or trades people, should be taken through the back lane entrance at Level 3, or parkade entrances at levels P1, P2 or P3.

Rule No. 12: INSPECTIONS

A fee of \$75.00 will be charged for building inspections requested by real estate agents or by potential unit buyers if the Building Staff is required to be in attendance. This fee must be paid to “BCS-460” before the inspection.

RULE No.13: RENOVATIONS/ALTERATIONS

This rule applies in addition to provisions of the strata bylaws **R.6.3 – Obtain approval before altering a Strata Lot or Common Property** and **R.4 – Use of Property**.

This rule applies to the owner of a Classico unit where any significant renovations or alterations are being done; the determination of "significant" will be at the discretion of Classico strata council.

Before any renovations/alterations commence, the owner must submit to building staff a \$500.00 damage deposit payable to "BCS-460". This will be returned after work completion and common areas checked for damages, and any damage repairs deducted.

At least 72 hour notification must be given by the owner to the building staff indicating the project start date, its entire approximate duration and schedule.

For renovations lasting more than 2 consecutive weeks, and which require the use of elevators for transportation of materials and equipment, there will be a charge of \$50.00 per additional week payable to BCS-460.

The owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 11:00 a.m. to 5:00 p.m. on Saturdays.

To perform renovations/alterations on Sundays and on statutory holidays, the owner must apply for permission in writing to the council at least five business days before the Sunday or holiday date.

The owner performing or contracting with others to perform renovations or alterations will be responsible for ensuring that all required permits and licenses are obtained. The owner must ensure that the Classico property management agent has a contact phone number for whoever is supervising the renovations/alterations.

Contractors providing service to the owner are not allowed to park their vehicles in the visitors parking.

The owner must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.

The owner must ensure that the delivery and removal of any construction materials is through the back lane entrance and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. The owner must not permit any renovations/alterations materials to be transported through the main lobby.

The owner must ensure that any common areas that may be affected by the renovations/alterations are protected from any spillage or dripping, and kept clean daily. This includes corridors, elevators, stairs, lobbies and paths through the entrance areas.

The owner must not open the door of the suite to vent smoke or dust into the corridor. This may activate main building fire alarm system. The strata may fine the owner, as the fire department charges for false alarms.

An owner in contravention of any above rules shall be subject to a fine of \$50.00 for each contravention, as well as responsible for any clean-up or repair costs.

Rule No. 14: RECYCLING

Recycled Materials - Residents shall deposit recyclable materials in the appropriate blue bins located in the garbage room. Cardboard boxes shall be flattened and deposited in the green container located in the visitors parkade.

Non-Recycled Materials - Materials other than ordinary household garbage, such as paint, electronics, batteries, metals, wood, furniture, renovation materials, some books, etc., shall be removed from the strata premises and disposed of at the resident's own expense.

Organic waste (food scraps) - Residents shall dispose organic waste in green bins located in the visitors parkade - NO PLASTIC SHOPPING BAGS OR PLASTIC OF ANY SORT.

Rule No. 15: SURVEILLANCE SYSTEM AND CAMERAS

Strata bylaw:

S.20.3 Strata corporation is authorized to install and use video surveillance cameras and access control systems in line with the provisions of the BC Personal Information Protection Act ("PIPA").

Strata policy:

Only personnel and contractors authorized by the council are allowed to use various sections of the surveillance system:

Klassen Technologies and Westcoast Communications Inc. – maintenance and repairs of the entire surveillance system, as authorized by the council and/or property manager

Building Manager and Site Supervisor - residents data entry, key fob programming, re-setting of the Keyscan program and camera monitoring system as required, verification of infractions

Security Guards – monitoring Keyscan on-line transactions as required, monitoring video cameras display only for detection of security breaches and for verification of infractions

No person is allowed to “track” the movement of residents using Keyscan system or create a record of data from the Keyscan system or from the video recording equipment without council explicit authorization.

The strata corporation makes no representation or guarantees that any of the systems will be fully operational at all times. The strata corporation is not responsible or liable to any owner, tenant, occupant or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor any of the systems, whether arising from negligence or otherwise) for personal security or personal property in any area monitored by any of the systems.

There are currently 24 active cameras. All camera videos are available on the office monitor and on a monitor located in the Telephone/Cable Room. Only camera views from the enter-phones, the party room 1, swimming pool, and exercise room are visible on residents' T/V screens. They are accessed as follows:

- Shaw - channel 116 or 399,
- Novus – channel 69
- Other providers - contact the cable provider for further information.

Channel	Location	Colour
1 (101)	Enter-phone W	Colour
2	Enter-phone E	Colour
3	Lobby S	Colour
4	Lobby N	Colour
5	Enter-phone - Visitors Gate	Colour
6	Visitors Gate	Colour
7	Visitors Parkade W	Colour
8	Visitors Parkade E	Colour
9	Parkade P1 N - door	Colour
10	Parkade - Residential Gate	Colour
11	Parkade P1 - Staircase 5	Colour
12	Parkade P2 - Staircase 5	Colour
13	Parkade P3 - Staircase 5	Colour
14	Lockers - Level 2	Colour
15	Entrance Level 3 - back lane	Colour
16	Garbage Room	Colour
17 (102)	Exercise Room	B&W
18	Swimming Pool	B&W
19	Party Room - 1	B&W
20	Back Lane - Comm. Loading	Colour
21, 22	Back Lane - T/H E & W	Fake
23 (Elev)	Elevator A	Colour
24	Elevator B	Colour
25	Elevator C	Colour

Rule No. 16: COMMERCIAL SECTION SIGNAGE

All Commercial units signage must be approved by the Strata Council prior to installation.

Rule No. 17: ELECTRICAL VEHICLE CHARGING - USER FEE

- (a) An owner, tenant, or occupant must register with the Strata Corporation each electric vehicle or electric scooters that the owners, tenant, or occupant owns or operates and that the owner, tenant or occupant parks in the common property parking spaces;
- (b) The Strata Corporation is entitled to charge \$70/month per vehicle to an owner, tenant, or occupant for the use of the electrical outlet located in the common property parking spaces to charge up the electric vehicles or scooters.

Rule No. 18: LANDSCAPING

The following limited common property locations require landscape maintenance. Hedging, trimming, pruning and planting of trees, shrubs and plants by residents are not permitted. Residents' and landscape contractor's responsibilities are governed as stated below:

Level 5 terrace - Garden

Level 2 terrace - Planters along townhouses 1 – 5

Back lane - Planters along townhouses 1 – 5

Jervis Street - Planters along townhouses 6 - 10

Responsibility and arrangements:

To be attended by the landscaping contractor as required within the contractual scope of service. Contractor's access to Level 5 terrace to be arranged with the building manager. Any extra services should be requested through the strata agent and approved by the strata council.

Level 3 - Roof planters above townhouses 1 – 5

Responsibility and arrangements:

Residents of respective townhouses are responsible for watering trees and plants. (There is no irrigation in these locations.) Any replacement of plants in roof planters should be requested through the strata agent and approved by the strata council.