

K O R E C K I

REAL ESTATE SERVICES INC.

Date: November 27, 2018

MEMO TO: Owners
Strata Plan BCS460

FROM: Alex Korecki, Strata Agent

RE: JOINT SECTION ANNUAL GENERAL MEETING MINUTES

Please find attached the Joint Section Annual General Meeting minutes, held on November 14, 2018. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to September 1, 2018. As the Joint Section Annual General Meeting was held after the strata corporation's fiscal year-end, owners will be required to issue "catch-up" payments retroactive to the beginning of the strata corporation's fiscal period.

Owners currently taking advantage of the pre-authorized Debit program will have their strata fee payments automatically adjusted to the new rate effective January 1, 2019, and the "catch-up" fees automatically withdrawn from their accounts for the months of September to December. **SEE ATTACHED CATCH-UP & STRATA 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. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of September to December. **SEE ATTACHED CATCH-UP & STRATA FEE SCHEDULE.**

BYLAWS: New bylaws were passed. Please contact Korecki Real Estate Services to obtain a copy.

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Encl.

CLASSICO - BCS 460
 APPROVED MONTHLY STRATA FEE SCHEDULE
 PERIOD COVERING SEPTEMBER 1, 2018 THROUGH AUGUST 31, 2019.

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	PROPOSED TOTAL MONTHLY OPERATING CONTRIBUTION 2018-2019	OPERATING RESIDENTIAL SECTION ONLY 2018-2019	OPERATING COMMERCIAL SECTION ONLY 2018-2019	OPERATING STRATA CORPORATION ONLY 2018-2019	PROPOSED TOTAL MONTHLY CRF CONTRIBUTION 2018-2019	CRF RESIDENTIAL SECTION ONLY 2018-2019	CRF COMMERCIAL SECTION ONLY 2018-2019	CRF STRATA CORPORATION ONLY 2018-2019	APPROVED TOTAL MONTHLY STRATA FEES 2018-2019
ANNUAL TOTALS:				\$698,350.00	\$182,200.00	\$0.00	\$516,150.00	\$233,542.57	\$140,646.44		\$92,896.13	\$931,892.57
1348P	1	138	0.75%	\$435.33	\$113.58		\$321.75	\$112.90	\$87.68		\$57.91	\$580.92
1338P	2	138	0.75%	\$435.33	\$113.58		\$321.75	\$112.90	\$87.68		\$57.91	\$580.92
1336P	3	137	0.74%	\$432.18	\$112.76		\$319.42	\$112.08	\$87.04		\$57.49	\$576.71
1332P	4	137	0.74%	\$432.18	\$112.76		\$319.42	\$112.08	\$87.04		\$57.49	\$576.71
1330P	5	137	0.74%	\$432.18	\$112.76		\$319.42	\$112.08	\$87.04		\$57.49	\$576.71
649J	6	114	0.62%	\$359.62	\$93.83		\$265.80	\$93.26	\$72.43		\$47.84	\$479.89
631J	7	88	0.48%	\$277.60	\$72.43		\$205.18	\$71.99	\$55.91		\$36.93	\$370.44
621J	8	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
611J	9	97	0.53%	\$306.00	\$79.83		\$226.16	\$79.36	\$61.63		\$40.70	\$408.33
601J	10	126	0.68%	\$397.48	\$103.70		\$293.78	\$103.08	\$80.05		\$52.87	\$530.40
305	11	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
306	12	99	0.54%	\$312.30	\$81.48		\$230.82	\$80.99	\$62.90		\$41.54	\$416.75
405	13	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
406	14	68	0.37%	\$214.51	\$55.97		\$158.55	\$55.63	\$43.20		\$28.53	\$286.25
407	15	70	0.38%	\$220.82	\$57.61		\$163.21	\$57.27	\$44.47		\$29.37	\$294.67
501	16	81	0.44%	\$255.52	\$66.67		\$188.86	\$66.27	\$51.46		\$33.99	\$340.97
502	17	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
503	18	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
504	19	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
505	20	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
506	21	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
507	22	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
601	23	82	0.44%	\$258.68	\$67.49		\$191.19	\$67.08	\$52.10		\$34.41	\$345.18
602	24	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
603	25	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
604	26	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
605	27	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
606	28	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
607	29	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
701	30	81	0.44%	\$255.52	\$66.67		\$188.86	\$66.27	\$51.46		\$33.99	\$340.97
702	31	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
703	32	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
704	33	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
705	34	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
706	35	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
707	36	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
801	37	81	0.44%	\$255.52	\$66.67		\$188.86	\$66.27	\$51.46		\$33.99	\$340.97
802	38	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
803	39	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
804	40	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
805	41	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
806	42	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
807	43	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
901	44	82	0.44%	\$258.68	\$67.49		\$191.19	\$67.08	\$52.10		\$34.41	\$345.18
902	45	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
903	46	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
904	47	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
905	48	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
906	49	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
907	50	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
1001	51	81	0.44%	\$255.52	\$66.67		\$188.86	\$66.27	\$51.46		\$33.99	\$340.97
1002	52	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1003	53	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1004	54	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1005	55	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1006	56	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1007	57	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
1101	58	81	0.44%	\$255.52	\$66.67		\$188.86	\$66.27	\$51.46		\$33.99	\$340.97
1102	59	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1103	60	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1104	61	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1105	62	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1106	63	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1107	64	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
1201	65	81	0.44%	\$255.52	\$66.67		\$188.86	\$66.27	\$51.46		\$33.99	\$340.97
1202	66	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1203	67	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1204	68	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90

CLASSICO - BCS 460
APPROVED MONTHLY STRATA FEE SCHEDULE
PERIOD COVERING SEPTEMBER 1, 2018 THROUGH AUGUST 31, 2019.

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	PROPOSED TOTAL MONTHLY OPERATING CONTRIBUTION 2018-2019	OPERATING RESIDENTIAL SECTION ONLY 2018-2019	OPERATING COMMERCIAL SECTION ONLY 2018-2019	OPERATING STRATA CORPORATION ONLY 2018-2019	PROPOSED TOTAL MONTHLY CRF CONTRIBUTION 2018-2019	CRF RESIDENTIAL SECTION ONLY 2018-2019	CRF COMMERCIAL SECTION ONLY 2018-2019	CRF STRATA CORPORATION ONLY 2018-2019	APPROVED TOTAL MONTHLY STRATA FEES 2018-2019
1205	69	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1206	70	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1207	71	111	0.60%	\$350.16	\$91.36		\$258.80	\$90.81	\$70.52		\$46.58	\$467.26
1501	72	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
1502	73	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1503	74	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1504	75	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1505	76	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1506	77	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1507	78	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
1601	79	79	0.43%	\$249.21	\$65.02		\$184.19	\$64.63	\$50.19		\$33.15	\$332.55
1602	80	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1603	81	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1604	82	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1605	83	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1606	84	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1607	85	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
1701	86	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
1702	87	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1703	88	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1704	89	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1705	90	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1706	91	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1707	92	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
1801	93	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
1802	94	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1803	95	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1804	96	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1805	97	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1806	98	92	0.50%	\$290.22	\$75.72		\$214.50	\$75.27	\$58.45		\$38.61	\$387.28
1807	99	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
1901	100	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
1902	101	59	0.32%	\$186.12	\$48.56		\$137.56	\$48.27	\$37.48		\$24.76	\$248.36
1903	102	54	0.29%	\$170.35	\$44.44		\$125.90	\$44.18	\$34.31		\$22.66	\$227.32
1904	103	52	0.28%	\$164.04	\$42.80		\$121.24	\$42.54	\$33.04		\$21.82	\$218.90
1905	104	93	0.50%	\$293.38	\$76.54		\$216.83	\$76.08	\$59.09		\$39.03	\$391.49
1906	105	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
1907	106	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2001	107	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2002	108	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2003	109	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2005	110	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2006	111	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2007	112	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2101	113	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2102	114	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2103	115	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2105	116	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2106	117	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2107	118	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2201	119	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2202	120	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2203	121	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2205	122	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2206	123	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2207	124	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2301	125	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2302	126	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2303	127	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2305	128	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2306	129	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2307	130	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2401	131	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2402	132	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2403	133	57	0.31%	\$179.81	\$46.91		\$132.90	\$46.63	\$36.21		\$23.92	\$239.94
2405	134	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2406	135	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2407	136	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2501	137	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2502	138	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39

CLASSICO - BCS 460
 APPROVED MONTHLY STRATA FEE SCHEDULE
 PERIOD COVERING SEPTEMBER 1, 2018 THROUGH AUGUST 31, 2019.

UNIT #	STRAT A LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	PROPOSED TOTAL MONTHLY OPERATING CONTRIBUTION 2018-2019	OPERATING RESIDENTIAL SECTION ONLY 2018-2019	OPERATING COMMERCIAL SECTION ONLY 2018-2019	OPERATING STRATA CORPORATION ONLY 2018-2019	PROPOSED TOTAL MONTHLY CRF CONTRIBUTION 2018-2019	CRF RESIDENTIAL SECTION ONLY 2018-2019	CRF COMMERCIAL SECTION ONLY 2018-2019	CRF STRATA CORPORATION ONLY 2018-2019	APPROVED TOTAL MONTHLY STRATA FEES 2018-2019
2503	139	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2505	140	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2506	141	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2507	142	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2601	143	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2602	144	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2603	145	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2605	146	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2606	147	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2607	148	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2701	149	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2702	150	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2703	151	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2705	152	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2706	153	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2707	154	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2801	155	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2802	156	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2803	157	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2805	158	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2806	159	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2807	160	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
2901	161	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
2902	162	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
2903	163	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
2905	164	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
2906	165	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
2907	166	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
3001	167	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
3002	168	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
3003	169	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
3005	170	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
3006	171	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
3007	172	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
3101	173	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
3102	174	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
3103	175	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
3105	176	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
3106	177	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
3107	178	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
3201	179	80	0.43%	\$252.37	\$65.84		\$186.52	\$65.45	\$50.83		\$33.57	\$336.76
3202	180	83	0.45%	\$261.83	\$68.31		\$193.52	\$67.90	\$52.73		\$34.83	\$349.39
3203	181	56	0.30%	\$176.66	\$46.09		\$130.57	\$45.81	\$35.58		\$23.50	\$235.73
3205	182	119	0.65%	\$375.40	\$97.94		\$277.45	\$97.35	\$75.60		\$49.94	\$500.94
3206	183	91	0.49%	\$287.07	\$74.90		\$212.17	\$74.45	\$57.81		\$38.19	\$383.07
3207	184	109	0.59%	\$343.85	\$89.71		\$254.14	\$89.17	\$69.25		\$45.74	\$458.84
3301	185	163	0.88%	\$514.20	\$134.15		\$380.04	\$133.35	\$103.56		\$68.40	\$686.16
3305	186	164	0.89%	\$517.35	\$134.98		\$382.37	\$134.17	\$104.19		\$68.82	\$690.37
3307	187	152	0.82%	\$479.50	\$125.10		\$354.40	\$124.35	\$96.57		\$63.78	\$639.85
3401	188	163	0.88%	\$514.20	\$134.15		\$380.04	\$133.35	\$103.56		\$68.40	\$686.16
3405	189	164	0.89%	\$517.35	\$134.98		\$382.37	\$134.17	\$104.19		\$68.82	\$690.37
3407	190	152	0.82%	\$479.50	\$125.10		\$354.40	\$124.35	\$96.57		\$63.78	\$639.85
3501	191	163	0.88%	\$514.20	\$134.15		\$380.04	\$133.35	\$103.56		\$68.40	\$686.16
3505	192	164	0.89%	\$517.35	\$134.98		\$382.37	\$134.17	\$104.19		\$68.82	\$690.37
3507	193	152	0.82%	\$479.50	\$125.10		\$354.40	\$124.35	\$96.57		\$63.78	\$639.85
3601	194	163	0.88%	\$514.20	\$134.15		\$380.04	\$133.35	\$103.56		\$68.40	\$686.16
3605	195	164	0.89%	\$517.35	\$134.98		\$382.37	\$134.17	\$104.19		\$68.82	\$690.37
3607	196	152	0.82%	\$479.50	\$125.10		\$354.40	\$124.35	\$96.57		\$63.78	\$639.85
3701	197	159	0.86%	\$501.58	\$130.86		\$370.72	\$130.08	\$101.02		\$66.72	\$669.37
3705	198	164	0.89%	\$517.35	\$134.98		\$382.37	\$134.17	\$104.19		\$68.82	\$690.37
3707	199	152	0.82%	\$479.50	\$125.10		\$354.40	\$124.35	\$96.57		\$63.78	\$639.85
3801	200	210	1.14%	\$662.46	\$172.84		\$489.63	\$171.80	\$133.42		\$88.12	\$884.00
3802	201	206	1.12%	\$649.85	\$169.55		\$480.30	\$168.53	\$130.88		\$86.44	\$867.17
TOTAL:		18448	100%	\$58,195.83	\$15,183.33		\$43,012.50	\$15,092.35	\$11,720.54		\$7,741.34	\$77,657.71
				\$698,350.00	\$182,200.00		\$516,150.00		\$140,646.44		\$92,896.13	\$931,892.57

CLASSICO - BCS 460
 APPROVED MONTHLY COMMERCIAL STRATA FEE SCHEDULE
 PERIOD COVERING SEPTEMBER 1, 2018 THROUGH AUGUST 31, 2019.

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	PROPOSED TOTAL MONTHLY OPERATING CONTRIBUTION 2018-2019	OPERATING RESIDENTIAL SECTION ONLY 2018-2019	OPERATING COMMERCIAL SECTION ONLY 2018-2019	OPERATING STRATA CORPORATION ONLY 2018-2019	PROPOSED TOTAL MONTHLY CRF CONTRIBUTION 2018-2019	CRF RESIDENTIAL SECTION ONLY 2018-2019	CRF COMMERCIAL SECTION ONLY 2018-2019	CRF STRATA CORPORATION ONLY 2018-2019	APPROVED TOTAL MONTHLY STRATA FEES 2018-2019
ANNUAL TOTALS:				\$64,720.00		\$7,370.00	\$57,350.00	\$14,801.20		\$4,479.41	\$10,321.79	\$79,521.20
1362	209	342	18.46%	\$995.42		\$113.35	\$882.07	\$219.10		\$68.90	\$158.75	\$1,223.07
1366	208	261	14.09%	\$759.67		\$86.51	\$673.16	\$167.20		\$52.58	\$121.15	\$933.40
1368	207	144	7.77%	\$419.13		\$47.73	\$371.40	\$92.25		\$29.01	\$66.84	\$514.98
1372	206	122	6.58%	\$355.09		\$40.44	\$314.66	\$78.16		\$24.58	\$56.63	\$436.30
1376	205	102	5.50%	\$296.88		\$33.81	\$263.07	\$65.34		\$20.55	\$47.35	\$364.78
1378	204	82	4.43%	\$238.67		\$27.18	\$211.49	\$52.53		\$16.52	\$38.06	\$293.25
1382	203	63	3.40%	\$183.37		\$20.88	\$162.49	\$40.36		\$12.69	\$29.24	\$225.30
1386	202	114	6.15%	\$331.81		\$37.78	\$294.02	\$73.03		\$22.97	\$52.92	\$407.69
301	210	175	9.44%	\$509.35		\$58.00	\$451.35	\$112.11		\$35.25	\$81.23	\$625.84
302	211	204	11.01%	\$593.76		\$67.61	\$526.15	\$130.69		\$41.10	\$94.70	\$729.55
303	212	244	13.17%	\$710.19		\$80.87	\$629.31	\$156.31		\$49.15	\$113.26	\$872.60
TOTAL:		1853	100%	\$5,393.33		\$614.17	\$4,779.17	\$1,187.09		\$373.28	\$860.15	\$6,626.77
				\$64,720.00		\$7,370.00	\$57,350.00	\$14,245.05		\$4,479.41	\$10,321.79	\$79,521.21

CLASSICO - BCS 460
RESIDENTIAL CATCH-UP FEES SCHEDULE
PERIOD COVERING SEPTEMBER to DECEMBER 2018
3.0 % INCREASE OVER PRIOR YEAR

STRATA LOT #	UNIT ENTITLEMENT	APPROVED 2017/2018 MONTHLY STRATA FEES	APPROVED 2018/2019 MONTHLY STRATA FEES	CATCH UP FEES SEPTEMBER TO DECEMBER 2018
ANNUAL TOTALS:		\$904,750.07	\$ 931,892.57	
1	138	\$564.00	\$580.92	\$67.68
2	138	\$564.00	\$580.92	\$67.68
3	137	\$559.91	\$576.71	\$67.19
4	137	\$559.91	\$576.71	\$67.19
5	137	\$559.91	\$576.71	\$67.19
6	114	\$465.91	\$479.89	\$55.91
7	88	\$359.65	\$370.44	\$43.16
8	91	\$371.91	\$383.07	\$44.63
9	97	\$396.43	\$408.33	\$47.57
10	126	\$514.95	\$530.40	\$61.79
11	93	\$380.09	\$391.49	\$45.61
12	99	\$404.61	\$416.75	\$48.55
13	93	\$380.09	\$391.49	\$45.61
14	68	\$277.91	\$286.25	\$33.35
15	70	\$286.09	\$294.67	\$34.33
16	81	\$331.04	\$340.97	\$39.73
17	59	\$241.13	\$248.36	\$28.94
18	54	\$220.69	\$227.32	\$26.48
19	52	\$212.52	\$218.90	\$25.50
20	93	\$380.09	\$391.49	\$45.61
21	91	\$371.91	\$383.07	\$44.63
22	111	\$453.65	\$467.26	\$54.44
23	82	\$335.13	\$345.18	\$40.22
24	59	\$241.13	\$248.36	\$28.94
25	54	\$220.69	\$227.32	\$26.48
26	52	\$212.52	\$218.90	\$25.50
27	93	\$380.09	\$391.49	\$45.61
28	91	\$371.91	\$383.07	\$44.63
29	111	\$453.65	\$467.26	\$54.44
30	81	\$331.04	\$340.97	\$39.73
31	59	\$241.13	\$248.36	\$28.94
32	54	\$220.69	\$227.32	\$26.48
33	52	\$212.52	\$218.90	\$25.50
34	93	\$380.09	\$391.49	\$45.61
35	91	\$371.91	\$383.07	\$44.63
36	111	\$453.65	\$467.26	\$54.44
37	81	\$331.04	\$340.97	\$39.73
38	59	\$241.13	\$248.36	\$28.94
39	54	\$220.69	\$227.32	\$26.48
40	52	\$212.52	\$218.90	\$25.50
41	93	\$380.09	\$391.49	\$45.61
42	91	\$371.91	\$383.07	\$44.63
43	111	\$453.65	\$467.26	\$54.44
44	82	\$335.13	\$345.18	\$40.22
45	59	\$241.13	\$248.36	\$28.94

CLASSICO - BCS 460
RESIDENTIAL CATCH-UP FEES SCHEDULE
PERIOD COVERING SEPTEMBER to DECEMBER 2018
3.0 % INCREASE OVER PRIOR YEAR

STRATA LOT #	UNIT ENTITLEMENT	APPROVED 2017/2018 MONTHLY STRATA FEES	APPROVED 2018/2019 MONTHLY STRATA FEES	CATCH UP FEES SEPTEMBER TO DECEMBER 2018
46	54	\$220.69	\$227.32	\$26.48
47	52	\$212.52	\$218.90	\$25.50
48	93	\$380.09	\$391.49	\$45.61
49	91	\$371.91	\$383.07	\$44.63
50	111	\$453.65	\$467.26	\$54.44
51	81	\$331.04	\$340.97	\$39.73
52	59	\$241.13	\$248.36	\$28.94
53	54	\$220.69	\$227.32	\$26.48
54	52	\$212.52	\$218.90	\$25.50
55	93	\$380.09	\$391.49	\$45.61
56	91	\$371.91	\$383.07	\$44.63
57	111	\$453.65	\$467.26	\$54.44
58	81	\$331.04	\$340.97	\$39.73
59	59	\$241.13	\$248.36	\$28.94
60	54	\$220.69	\$227.32	\$26.48
61	52	\$212.52	\$218.90	\$25.50
62	93	\$380.09	\$391.49	\$45.61
63	91	\$371.91	\$383.07	\$44.63
64	111	\$453.65	\$467.26	\$54.44
65	81	\$331.04	\$340.97	\$39.73
66	59	\$241.13	\$248.36	\$28.94
67	54	\$220.69	\$227.32	\$26.48
68	52	\$212.52	\$218.90	\$25.50
69	93	\$380.09	\$391.49	\$45.61
70	91	\$371.91	\$383.07	\$44.63
71	111	\$453.65	\$467.26	\$54.44
72	80	\$326.96	\$336.76	\$39.23
73	59	\$241.13	\$248.36	\$28.94
74	54	\$220.69	\$227.32	\$26.48
75	52	\$212.52	\$218.90	\$25.50
76	93	\$380.09	\$391.49	\$45.61
77	91	\$371.91	\$383.07	\$44.63
78	109	\$445.48	\$458.84	\$53.46
79	79	\$322.87	\$332.55	\$38.74
80	59	\$241.13	\$248.36	\$28.94
81	54	\$220.69	\$227.32	\$26.48
82	52	\$212.52	\$218.90	\$25.50
83	93	\$380.09	\$391.49	\$45.61
84	91	\$371.91	\$383.07	\$44.63
85	109	\$445.48	\$458.84	\$53.46
86	80	\$326.96	\$336.76	\$39.23
87	59	\$241.13	\$248.36	\$28.94
88	54	\$220.69	\$227.32	\$26.48
89	52	\$212.52	\$218.90	\$25.50
90	93	\$380.09	\$391.49	\$45.61
91	91	\$371.91	\$383.07	\$44.63
92	109	\$445.48	\$458.84	\$53.46

CLASSICO - BCS 460
RESIDENTIAL CATCH-UP FEES SCHEDULE
PERIOD COVERING SEPTEMBER to DECEMBER 2018
3.0 % INCREASE OVER PRIOR YEAR

STRATA LOT #	UNIT ENTITLEMENT	APPROVED 2017/2018 MONTHLY STRATA FEES	APPROVED 2018/2019 MONTHLY STRATA FEES	CATCH UP FEES SEPTEMBER TO DECEMBER 2018
93	80	\$326.96	\$336.76	\$39.23
94	59	\$241.13	\$248.36	\$28.94
95	54	\$220.69	\$227.32	\$26.48
96	52	\$212.52	\$218.90	\$25.50
97	93	\$380.09	\$391.49	\$45.61
98	92	\$376.00	\$387.28	\$45.12
99	109	\$445.48	\$458.84	\$53.46
100	80	\$326.96	\$336.76	\$39.23
101	59	\$241.13	\$248.36	\$28.94
102	54	\$220.69	\$227.32	\$26.48
103	52	\$212.52	\$218.90	\$25.50
104	93	\$380.09	\$391.49	\$45.61
105	91	\$371.91	\$383.07	\$44.63
106	109	\$445.48	\$458.84	\$53.46
107	80	\$326.96	\$336.76	\$39.23
108	83	\$339.22	\$349.39	\$40.71
109	56	\$228.87	\$235.73	\$27.46
110	119	\$486.35	\$500.94	\$58.36
111	91	\$371.91	\$383.07	\$44.63
112	109	\$445.48	\$458.84	\$53.46
113	80	\$326.96	\$336.76	\$39.23
114	83	\$339.22	\$349.39	\$40.71
115	56	\$228.87	\$235.73	\$27.46
116	119	\$486.35	\$500.94	\$58.36
117	91	\$371.91	\$383.07	\$44.63
118	109	\$445.48	\$458.84	\$53.46
119	80	\$326.96	\$336.76	\$39.23
120	83	\$339.22	\$349.39	\$40.71
121	56	\$228.87	\$235.73	\$27.46
122	119	\$486.35	\$500.94	\$58.36
123	91	\$371.91	\$383.07	\$44.63
124	109	\$445.48	\$458.84	\$53.46
125	80	\$326.96	\$336.76	\$39.23
126	83	\$339.22	\$349.39	\$40.71
127	56	\$228.87	\$235.73	\$27.46
128	119	\$486.35	\$500.94	\$58.36
129	91	\$371.91	\$383.07	\$44.63
130	109	\$445.48	\$458.84	\$53.46
131	80	\$326.96	\$336.76	\$39.23
132	83	\$339.22	\$349.39	\$40.71
133	57	\$232.96	\$239.94	\$27.95
134	119	\$486.35	\$500.94	\$58.36
135	91	\$371.91	\$383.07	\$44.63
136	109	\$445.48	\$458.84	\$53.46
137	80	\$326.96	\$336.76	\$39.23
138	83	\$339.22	\$349.39	\$40.71
139	56	\$228.87	\$235.73	\$27.46

CLASSICO - BCS 460
RESIDENTIAL CATCH-UP FEES SCHEDULE
PERIOD COVERING SEPTEMBER to DECEMBER 2018
3.0 % INCREASE OVER PRIOR YEAR

STRATA LOT #	UNIT ENTITLEMENT	APPROVED 2017/2018 MONTHLY STRATA FEES	APPROVED 2018/2019 MONTHLY STRATA FEES	CATCH UP FEES SEPTEMBER TO DECEMBER 2018
140	119	\$486.35	\$500.94	\$58.36
141	91	\$371.91	\$383.07	\$44.63
142	109	\$445.48	\$458.84	\$53.46
143	80	\$326.96	\$336.76	\$39.23
144	83	\$339.22	\$349.39	\$40.71
145	56	\$228.87	\$235.73	\$27.46
146	119	\$486.35	\$500.94	\$58.36
147	91	\$371.91	\$383.07	\$44.63
148	109	\$445.48	\$458.84	\$53.46
149	80	\$326.96	\$336.76	\$39.23
150	83	\$339.22	\$349.39	\$40.71
151	56	\$228.87	\$235.73	\$27.46
152	119	\$486.35	\$500.94	\$58.36
153	91	\$371.91	\$383.07	\$44.63
154	109	\$445.48	\$458.84	\$53.46
155	80	\$326.96	\$336.76	\$39.23
156	83	\$339.22	\$349.39	\$40.71
157	56	\$228.87	\$235.73	\$27.46
158	119	\$486.35	\$500.94	\$58.36
159	91	\$371.91	\$383.07	\$44.63
160	109	\$445.48	\$458.84	\$53.46
161	80	\$326.96	\$336.76	\$39.23
162	83	\$339.22	\$349.39	\$40.71
163	56	\$228.87	\$235.73	\$27.46
164	119	\$486.35	\$500.94	\$58.36
165	91	\$371.91	\$383.07	\$44.63
166	109	\$445.48	\$458.84	\$53.46
167	80	\$326.96	\$336.76	\$39.23
168	83	\$339.22	\$349.39	\$40.71
169	56	\$228.87	\$235.73	\$27.46
170	119	\$486.35	\$500.94	\$58.36
171	91	\$371.91	\$383.07	\$44.63
172	109	\$445.48	\$458.84	\$53.46
173	80	\$326.96	\$336.76	\$39.23
174	83	\$339.22	\$349.39	\$40.71
175	56	\$228.87	\$235.73	\$27.46
176	119	\$486.35	\$500.94	\$58.36
177	91	\$371.91	\$383.07	\$44.63
178	109	\$445.48	\$458.84	\$53.46
179	80	\$326.96	\$336.76	\$39.23
180	83	\$339.22	\$349.39	\$40.71
181	56	\$228.87	\$235.73	\$27.46
182	119	\$486.35	\$500.94	\$58.36
183	91	\$371.91	\$383.07	\$44.63
184	109	\$445.48	\$458.84	\$53.46
185	163	\$666.17	\$686.16	\$79.94
186	164	\$670.26	\$690.37	\$80.43

CLASSICO - BCS 460
RESIDENTIAL CATCH-UP FEES SCHEDULE
PERIOD COVERING SEPTEMBER to DECEMBER 2018
3.0 % INCREASE OVER PRIOR YEAR

STRATA LOT #	UNIT ENTITLEMENT	APPROVED 2017/2018 MONTHLY STRATA FEES	APPROVED 2018/2019 MONTHLY STRATA FEES	CATCH UP FEES SEPTEMBER TO DECEMBER 2018
187	152	\$621.21	\$639.85	\$74.55
188	163	\$666.17	\$686.16	\$79.94
189	164	\$670.26	\$690.37	\$80.43
190	152	\$621.21	\$639.85	\$74.55
191	163	\$666.17	\$686.16	\$79.94
192	164	\$670.26	\$690.37	\$80.43
193	152	\$621.21	\$639.85	\$74.55
194	163	\$666.17	\$686.16	\$79.94
195	164	\$670.26	\$690.37	\$80.43
196	152	\$621.21	\$639.85	\$74.55
197	159	\$649.82	\$669.32	\$77.98
198	164	\$670.26	\$690.37	\$80.43
199	152	\$621.21	\$639.85	\$74.55
200	210	\$858.26	\$884.00	\$102.99
201	206	\$841.91	\$867.17	\$101.03
18448		\$75,395.84	\$77,657.71	\$9,047.50
		\$904,750.07	\$931,892.57	

CLASSICO - BCS 460
COMMERCIAL CATCH-UP FEES SCHEDULE
PERIOD COVERING SEPTEMBER to DECEMBER 2018
3.0 % INCREASE OVER PRIOR YEAR

STRATA LOT #	UNIT ENTITLEMENT	APPROVED 2017/2018 MONTHLY STRATA FEES	APPROVED 2018/2019 MONTHLY STRATA FEES	CATCH UP FEES SEPTEMBER TO DECEMBER 2018
ANNUAL TOTALS:		\$77,205.05	\$ 79,521.20	
209	342	\$1,187.45	\$1,223.07	\$142.49
208	261	\$906.21	\$933.40	\$108.75
207	144	\$499.98	\$514.98	\$60.00
206	122	\$423.59	\$436.30	\$50.83
205	102	\$354.15	\$364.78	\$42.50
204	82	\$284.71	\$293.25	\$34.17
203	63	\$218.74	\$225.30	\$26.25
202	114	\$395.82	\$407.69	\$47.50
210	175	\$607.61	\$625.84	\$72.91
211	204	\$708.30	\$729.55	\$85.00
212	244	\$847.19	\$872.60	\$101.66
	1853	\$6,433.75	\$6,626.77	\$772.05
		\$77,205.05	\$79,521.20	

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

HELD: On Thursday, November 14, 2018 at 6:00pm in the Party Room at 1328 W. Pender St, Vancouver, BC.

PRESENT: 54 owners in person or proxy, as per the registration sheet.

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

QUORUM REPORT

There being a quorum present, the meeting was called to order at 6:30pm. Introductions were made, and the meeting commenced.

ELECTION OF CHAIR

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

PROOF OF NOTICE

It was **MOVED/SECONDED** and **CARRIED** to accept the notice dated October 25, 2018 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 24, 2017 Joint Section Annual General Meeting. There was no business arising.

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

2018 / 2019 PROPOSED OPERATING BUDGET

It was **MOVED/SECONDED** to place the 2018 / 2019 joint section proposed operating budget on the floor for discussion. It was noted that the budget called for a 3.00% increase in strata fees, once approved in conjunction with the residential and commercial section budgets.

Following discussion, a vote was then taken, and the budget **CARRIED** unanimously in the amount of \$676,867.92 (54 In-favor, 0 Opposed, 0 Abstain).

QUORUM REPORT

55 owners present in person or by proxy, as per the registration sheet.

¾ VOTE RESOLUTION #01 – Depreciation Report

WHEREAS The Owners, Strata Plan BCS - 460, wish to obtain a depreciation report as required under Section 94 of the Strata Property Act;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan BCS - 460, that a sum of money not exceeding \$16,000.00 be spent for the purpose of obtaining a depreciation report, such expenditure to be charged against the Joint Contingency Reserve Fund.

It was **MOVED/SECONDED** to place ¾ vote resolution #01 on the floor for discussion. Following discussion, a vote was taken and ¾ vote resolution #01 **CARRIED** (46 In-favor, 9 Opposed, 0 Abstain).

¾ VOTE RESOLUTION #02 – Roof Top Planters

WHEREAS *The Owners, Strata Plan BCS-460 have determined that 15 years after commissioning the property, the rooftop planters membrane begin to deteriorate. To eliminate expensive repairs from water leaks from the rooftop planters, it is prudent and economical to implement their preventative renovation.*

This project will include replacement of soil and vegetation, renewal of the waterproof membrane and replacement of drainage materials in the rooftop planters located above townhouses 2 - 5.

The cost of the above project is estimated at \$130,000.00 including taxes.

BE IT RESOLVED by a ¾ vote resolution of the Owners, Strata Plan BCS-460 that a sum of money not exceeding \$130,000.00 be spent for the purpose of renovation of rooftop planters located above townhouses 2 - 5; such expenditure to be charged against the Joint Contingency Reserve Fund.

It was **MOVED/SECONDED** to place ¾ vote resolution #02 on the floor for discussion. Following discussion, a vote was taken and ¾ vote resolution #02 was **DEFEATED** (36 In-favor, 16 Opposed, 1 Abstain).

NEW BUSINESS

1. Roof Top Planters: The Council was asked to investigate conducting roof top planter repairs along with a future commercial section roof top membrane replacement.
2. Parkade Gate: The Council was asked to in investigate the possibility of switching the parkade gate to a remote system.

3. Amenity Room: The Council was asked to obtain new pool cues and ping pong rackets for the games room.
4. Garbage Room Doors: The Council was asked to investigate installing automated door openers on the garbage room doors.

ELECTION OF STRATA COUNCIL

Pursuant to the Strata Property Act, the members of Strata Council for 2017 / 2018 automatically retired from their positions.

The following owners were nominated for the Strata Council for the 2018 / 2019 fiscal period:

- Roman Piechocki
- Peter van Diepen
- Mark Deppel
- Lawrence Keenan
- Irfaan Hafeez
- Mona Zarbafian
- Mike Jobani, BFJ Design (C)

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

Termination

There being no further business, the Joint Section Annual General Meeting was terminated at 7:20pm. The next council meeting has been scheduled for Wednesday, December 5 at 5:30pm in the meeting room at 1328 W. Pender St, Vancouver.



Alex Korecki, Dip. ULE
Strata Agent

Korecki Real Estate Services Inc.

"Service Without Compromise"

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ONLINE ACCESS TO CLASSICO

www.theclassico.ca

PRESIDENT'S REPORT- AGM NOVEMBER 2018

For those whose memory is mellowing and for all newer owners a respectful reminder...the building is 15 years older and still remains firmly grounded, high and dry.

As you have been made aware through several notices, as of June 27, 2018 we are managed by a new property management company, KORECKI REAL ESTATE SERVICES Inc.

Overall, it was appropriate and well timed to change the management of our property. I welcome on board our new strata agent, Alex Korecki. Alex is not entirely new to our building; he was managing our facilities from 2009 to 2011 as an employee of Vancouver Condominium Services. His previous performance here was a contributing factor in awarding the contract to a company where he is a partner and CEO.

As a result of the abrupt cancellation of services of Pacific Quorum, the transition to KORECKI SERVICES was inadvertently more difficult and longer than expected. For these reasons, the Council delayed the AGM, traditionally held in October, by one month. Also, while we are thoroughly convinced that our finances are in order, for the same causes, we are proposing to audit them externally later this year; we have budgeted for it accordingly.

A number of preplanned and emergency projects were completed last year:

- Main lobby renovation
- Repainting of the building
- Remedial work on 5 rooftop and terrace planters

These special projects were funded from the Contingency Reserve Fund (CRF) and all of them required direct involvement of staff, council members and some owner-volunteers.

A special thank you is conveyed to the Lobby Renovation Committee for their extensive and time-consuming contribution leading to the successful completion of this project. My particular appreciation goes to Ken Sopko, the chair of this committee and Lori-Ann Keenan for all the hard work they have done in overseeing the project's progress, liaising with the designer and negotiating deficiencies. That was a lot of hard work and we are grateful.

For the first time, the Council became involved in the resolution of disputes by the Civil Resolution Tribunal (CRT):

- Responding to the Dispute Notice filed by one of the owners. The case was resolved to the Strata Corporation's satisfaction and it is closed.
- Filing the Dispute Notice against one of the owners for outstanding debt. The case has been adjudicated in favour of the Strata Corporation. The CRT decision can be appealed.

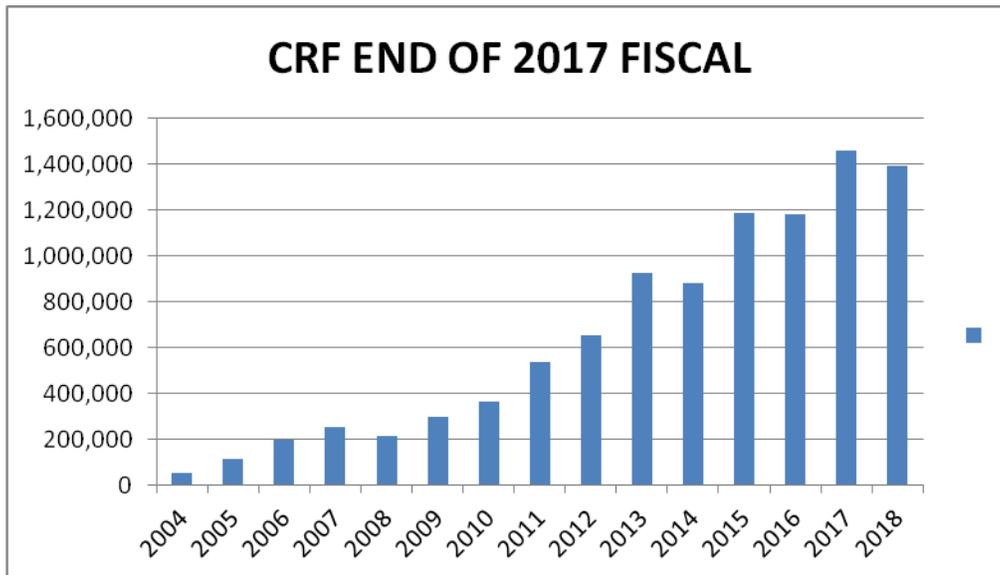
FINANCES

Our finances are in order and healthy.

On August 31, 2018, the end of fiscal year, our financial position in rounded numbers was as follows:

OPERATING FUNDS	\$131,319
<u>CONTINGENCY RESERVE FUNDS</u>	<u>\$1,391, 961</u>
TOTAL CASH	\$1,523,280

CONTINGENCY RESERVE FUND STATUS SINCE THE BUILDING CONCEPTION

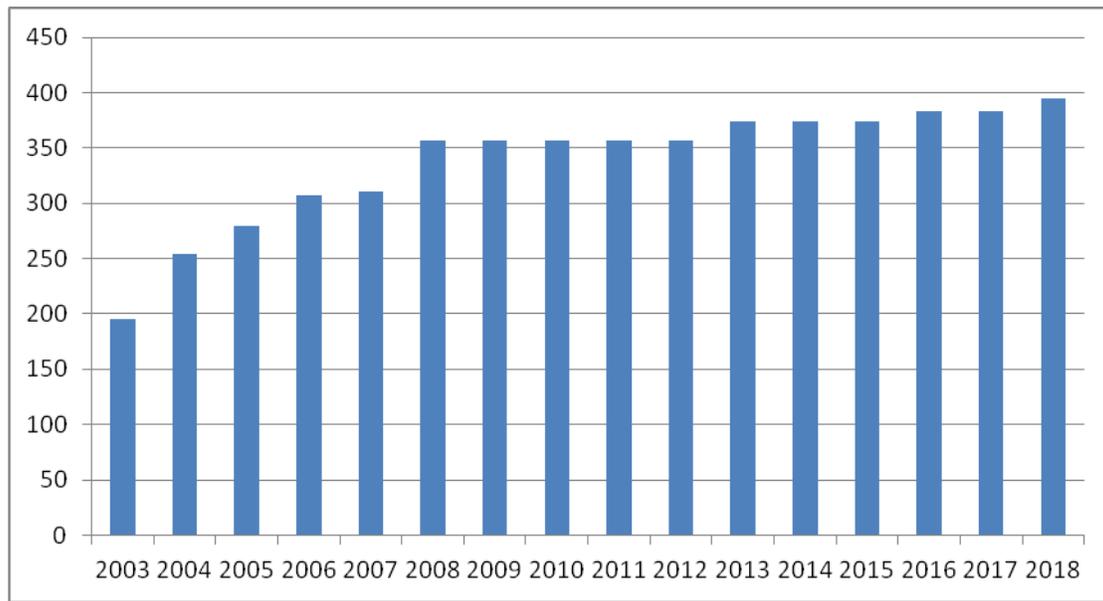


Over the last 10 years, we have had only two maintenance fee increases, in 2013 by 5 % and in 2016 by 2.5%. The entire amounts resulting from these increases have been and continue to be allocated to the CRF.

However, we are not able to continue operating at this level of contribution any longer. Inflation has been slowly but steadily creeping into our operating expenditures. Also, our long range planning requires continuation of contribution to the Contingency Reserve Fund (CRF) at the current level. Consequently, we are proposing a modest 3% Strata Maintenance Fee increase. It is reflected in the proposed 2018/2019 budgets.

Our budget proposal includes an increase in the Strata Maintenance Fee of 3%

MAINTENANCE FEE 2003 - 2018



MAINTENANCE AND OPERATION

Our regular maintenance cost still remains relatively low because most of the minor repairs, routine tasks and upgrades are performed by the building staff.

We continued to have problems with:

- Minor leaks resulting from malfunction of appliances and similar reasons
- Water proof integrity of some planters
- Chronic elevator failures, which on one occasion resulted in resident becoming trapped
- Back lane traffic and parking
- Drainage in washing machine raisers
- Noise violations by inconsiderate residents
- Cigarette smoking and cigarette butts disposal
- Unarranged and unauthorized moving
- Illegal garbage disposal
- Short term rentals
- Other noncompliance resulting in increase of correspondence and prolonged meetings

As for the building in general, the outlook remains bright for the years ahead. The "Classico" is in good condition with no major deferred maintenance and is well positioned to address several challenges. A number of issues will need to be addressed in the nearest future. Some are owner concerns, some are cosmetic, and some are operation and infrastructure related.

We are proposing several bylaws amendments and several projects to be funded from the CRF. They are presented for the owners' approval in form of the resolutions included in this package.

Bylaws amendments

- Reducing the notice for access to suites from 2 weeks to 48 hours
- Improving the language of bylaws related to owners' responsibilities and insurance requirements

Special projects

- Rooftop planters renovation
- Washing machine drain raisers - improvement of access and cleaning
- Swimming Pool Disinfection System Change
- Obtaining a Depreciation Report as required under Section 94 of the Strata Property Act; we have been deferring this project for several years and in response to the owners' suggestions at 2017 AGM, we are proposing to implement it now

In closing, it was a pleasure to work with the current council members. I thank all my colleagues for providing assistance in meeting our goals. We govern this facility democratically and fairly in compliance with the Strata Property Act, Strata Bylaws and Rules.

Sincerely,
Roman Piechocki
President/Treasurer