

# K O R E C K I

REAL ESTATE SERVICES INC.

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Date: November 27, 2018

MEMO TO: Owners  
Strata Plan BCS460

FROM: Alex Korecki, Strata Agent

RE: RESIDENTIAL SECTION ANNUAL GENERAL MEETING MINUTES

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Please find attached the Residential 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 Residential 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fee payments automatically adjusted to the new rate effective January 1, 2019, and the "catch-up" fees automatically withdrawn from their accounts for the months of September to December.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 CATCH-UP FEE SCHEDULE ENCLOSED WITH THE JOINT SECTION MEETING MINUTES.**

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 December. **SEE CATCH-UP FEE SCHEDULE ENCLOSED WITH THE JOINT SECTION MEETING MINUTES.**

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

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Encl.

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

**HELD:** On Thursday, November 14, 2018 at 5:30pm 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 6:00pm. 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 Residential Section Annual General Meeting. There was no business arising.

## **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 residential 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 joint section proposed operating budget.

Following discussion, a vote was then taken, and the budget **CARRIED** unanimously in the amount of \$347,946.44 (54 In-favor, 0 Opposed, 0 Abstain).

**¾ VOTE RESOLUTION #01 –Bylaw Amendment (NEGLIGENCE)**

**WHEREAS** The Owners, Strata Plan BCS-460 (the "Strata Corporation"), pursuant to section 197(3) of the Strata Property Act, may amend the bylaws that relate solely to that section of their Strata Corporation;

**AND WHEREAS** The Owners, Strata Plan BCS-460, wish to amend the bylaws of their Strata Corporation;

**BE IT RESOLVED** by a ¾ vote of residential section of The Owners, Strata Plan BCS-460 (the "Strata Corporation") that, pursuant to section 197 of the Strata Property Act, Bylaws R.3.3 and R.15.2 be repealed.

*Amended from:*

*R.3.3 If determined to be negligent, an owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner. Unless otherwise shown on the strata plan, if a strata lot is separated from another strata lot, the common property or another parcel of land by a wall, floor or ceiling, the boundary of the strata lot is midway between the surface of the structural portion of the wall, floor or ceiling that faces the strata lot and the surface of the structural portion of the wall, floor or ceiling that faces the other strata lot, the common property or the other parcel of land.*

*R.15.2 An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner.*

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** unanimously (54 In-favor, 0 Opposed, 0 Abstain).

**¾ VOTE RESOLUTION #02 –Bylaw Amendment (OWNER RESPONSIBILITY)**

**WHEREAS** The Owners, Strata Plan BCS-460 (the "Strata Corporation"), pursuant to section 197(3) of the Strata Property Act, may amend the bylaws that relate solely to that section of their Strata Corporation;

**AND WHEREAS** The Owners, Strata Plan BCS-460, wish to amend the bylaws of their Strata Corporation;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote of residential section of The Owners, Strata Plan BCS-460 (the "Strata Corporation") that, pursuant to section 197 of the Strata Property Act, the Bylaws of the Strata Corporation be amended by adding bylaws R.16 and R. 17 as follows:

**R.16 Resident Insurance**

*R.16.1 An owner is responsible for obtaining insurance coverage to cover risks that are not covered by the strata insurance. Without limiting the foregoing, the owner is responsible for obtaining insurance coverage to pay any deductibles payable under the strata insurance for which the owner is responsible.*

**R.17 Responsibility of Owners**

*R.17.1 If an owner is responsible for any loss or damage to a strata lot, common property limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy. Without limiting the generality of the word "responsible", the owner is responsible for the owner's own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors, employees or pets of the strata lot or the owner.*

*R.17.2 Without limiting the generality of bylaw R.16.1, an owner is responsible for any water escape damage from that owner's strata lot or any other type of damage caused by or arising out of the operation of any appliance, equipment or fixture, water lines, gas lines and air ducts located within the boundary of the owner's strata lot, which include but are not limited to: (i) dishwasher; (ii) refrigerator; (iii) garburator; (iv) hot water tank; (v) washing machine; (vi) toilet, sink, bathtub and/or shower; (vii) air conditioner; (viii) oven or stove, (ix) fireplace, or (x) any other similar type of appliance, equipment or fixture.*

*R.17.3 For the purpose of bylaw R.16.1, any insurance deductible paid or payable by the strata corporation will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the owner.*

It was **MOVED/SECONDED** to place  $\frac{3}{4}$  vote resolution #02 on the floor for discussion. Following discussion, a vote was taken and  $\frac{3}{4}$  vote resolution #02 **CARRIED** unanimously (54 In-favor, 0 Opposed, 0 Abstain).

**$\frac{3}{4}$  VOTE RESOLUTION #03 –Bylaw Amendment (PERMIT TO ENTRY)**

**WHEREAS** The Owners, Strata Plan BCS-460 (the "Strata Corporation"), pursuant to section 197(3) of the Strata Property Act, may amend the bylaws that relate solely to that section of their Strata Corporation;

**AND WHEREAS** The Owners, Strata Plan BCS-460, wish to amend the bylaws of their Strata Corporation;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote of residential section of The Owners, Strata Plan BCS-460 (the "Strata Corporation") that, pursuant to section 197 of the Strata Property Act, the Bylaws R.7 of the Strata Corporation be amended to read:

**R.7 Permit Entry to Strata Lot**

R.7.1 A resident or guest must allow a person authorized by the strata corporation to enter the strata lot

(a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(b) at a reasonable time, with 48 hour written notice (which must include the date and approximate time and the reason for entry).

(i) to inspect, repair, renew, replace or maintain common property areas that are accessible from the owner's property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair, replace, renew and maintain under these bylaws or the Act or to insure under section 149 of the Act, or

(ii) to ensure compliance with the Act and the bylaws. R.7.2. If any such inspection, service or repair has to be rescheduled due to the failure of an owner or tenant to allow access when requested pursuant to paragraph (1)(b) above, it shall be done at the cost of the owner, to whose account all charges incurred as a result will be charged, and thereupon become due and payable immediately.

R.7.2 In exercising its rights under this bylaw, the strata corporation will not unreasonably interfere with the operation of any occupant of a non-residential strata lot.

It was **MOVED/SECONDED** to place  $\frac{3}{4}$  vote resolution #03 on the floor for discussion. Following discussion, a vote was taken and  $\frac{3}{4}$  vote resolution #03 **CARRIED** (52 In-favor, 1 Opposed, 1 Abstain).

#### **$\frac{3}{4}$ VOTE RESOLUTION #04 – WASHING MACHINE DRAIN CLEANING**

**WHEREAS** The Owners, Strata Plan BCS-460 have determined that to prevent backups in the washing machine drain raisers caused by excessive accumulation of wastes, it is necessary to undertake the following projects:

- Improve access for cleaning washing machine drain raisers by way of locating or installing cleanouts were required, auger and camera scope washing machine drain risers in the selected units on floors 15, 7 and 6
- Hydro-jet all horizontal drain lines in the parkade
- Repair drywalls in all units affected by this project

The cost of the above projects is estimated at \$52,000.00 including taxes.

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote resolution of the Owners, Strata Plan BCS-460 that a sum of money not exceeding \$52,000.00 be spent for the purpose of improving access and cleaning of the washing machine drain raisers, such expenditure to be charged against Residential Contingency Reserve Fund.

It was **MOVED/SECONDED** to place  $\frac{3}{4}$  vote resolution #04 on the floor for discussion. Following discussion, a vote was taken and  $\frac{3}{4}$  vote resolution #04 **CARRIED** (53 In-favor, 0 Opposed, 1 Abstain).

#### **NEW BUSINESS**

There was no new business.

**ELECTION OF RESIDENTIAL EXECUTIVE**

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

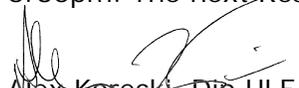
The following owners were nominated for the Residential Executive for the 2018 / 2019 fiscal period:

- Roman Piechocki
- Peter van Diepen
- Mark Deppel
- Lawrence Keenan
- Irfaan Hafeez
- Mona Zarbafian

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 Residential Section Annual General Meeting was terminated at 6:30pm. The next Residential Executive meeting has not been scheduled.

  
Alex Korecki, Dip. ULE  
Strata Agent

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