

**MINUTES OF COUNCIL MEETING**  
**STRATA PLAN LMS-712**  
**888 BEACH**

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**HELD** On Thursday, May 31, 2012 at 4:30 p.m. in the Meeting Room,  
1501 Howe Street, Vancouver, B.C.

<b><u>PRESENT</u></b>	Mike Gallagher	Vice-President	Unit #2701 - 1500
	Bev Andrews	Treasurer	Unit #1505 - 1500
	Pat Dairon	Secretary	Unit # 706 - 1500
	Craig Dailly		Unit # 613 - 888
	Marilou Appleby		Unit #1003 - 1501

<b><u>REGRETS</u></b>	Colin McDougall	President	Unit # 711 - 888
	Jeff Sadowsky		Unit #2501 - 1500

<b><u>GUESTS</u></b>	Hilary Preston		TH12
	Jason Wroblewski	Building Manager	

**STRATA AGENT** Sylvia Brewer, Vancouver Condominium Services Ltd.

The meeting was called to order at 4:30 p.m.

**GUEST BUSINESS**

Hilary Preston attended the council meeting to advise council of the break-in that occurred on May 13<sup>th</sup>. She reported that numerous items were stolen from their unit and made the following suggestion for council to consider: installing a gate at the end of the walkway that is next to their unit. She reported that this area, on many occasions, is used as a public bathroom and is very secluded allowing a person to be unobserved if trying to gain access to her unit. This was the second break-in to this unit. Council will review the area and will check the City bylaws to ensure that a gate may be installed in this area as the walkway is an exit from the building.

*Council thanked Hilary Preston for attending the meeting and she departed at 4:45 p.m.*

**BUILDING MANAGER REPORT**

Council received and reviewed the report from the building manager, Jason Wroblewski, and discussed several items noted in the report.

*Jason Wroblewski departed the meeting at 5:30 p.m.*

## **MINUTES**

It was moved, seconded and carried to adopt the minutes of April 25, 2012 council meeting, as circulated.

### **REMINDER**

**Minutes will not be delivered to each suite over the next three months. A small quantity will be left in the mailroom of each tower. Owners may view the minutes on the strata website:**

[www.888beachvancouver.com](http://www.888beachvancouver.com)

**user ID:       owner**  
**password:     888**

## **FINANCIAL REPORT**

1. **Monthly Statement:** It was moved, seconded and carried to adopt the April 2012 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements may contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday. The strata corporation website is: [www.888beachvancouver.com](http://www.888beachvancouver.com). The owners section of the website can be accessed as follows:

User ID:       owner  
Password:     888

2. **Account Balances:** The current balances for the 4<sup>th</sup> month ending April 30, 2012 in the appropriate funds are as follows:

- Total Cash Balance               \$1,451,930.34     (including CRF Balance)
- CRF Balance                         \$ 377,995.91     (Contingency Reserve Fund)

3. **Arrears:** Council reviewed the accounts receivable list.

- One owner has not paid their share of the February 2, 2011, \$750,000 special levy. A lien has been put in place on the unit.
- As of May 25, 2012 four owners have not paid any amount of their share of the December 13, 2011 \$1,988,000 special levy. In accordance with the wording of the December 13, 2011 resolution, council instructed the agent to add interest charges on overdue payments at the rate of 10% per annum, compounded annually.
- Approximately 27% of the March 13, 2012 assessment of \$32,000 for the sauna and gym repairs remains unpaid as of April 30, 2012. The full amount of this levy was due on April 15, 2012. A levy schedule was distributed to all owners with the AGM minutes. The AGM minutes are also available on the strata website.

- A number of owners have not yet paid their 2012 catch-up strata fees. A schedule of catch-up payments was distributed to all owners in March with the AGM minutes.

**Owners who have not made any payments toward their share of December 13, 2011 and February 2, 2011 special levies are urged to contact Sylvia Brewer, the strata agent. All other owners are urged to check the strata fee and levy payment schedules attached to the March 13, 2012 AGM minutes to ensure that their accounts are up to date.**

After further review and discussion, the agent was instructed to send a request that Jamie Bleay from Access Law Group review two units that are in serious arrears and proceed with legal action.

4. Invoices: The following invoices were reviewed and approved for payment:

- |                                      |             |   |
|--------------------------------------|-------------|---|
| • RDH Building Engineering Ltd.      | \$33,197.20 | Project admin. Phase II April 30, 2012  |
| • Decaigney Construction             | \$1,230.78  | Gym upgrade fan/mirror  |
| • Onside Restorations                | \$6,727.45  | Emergency repairs will be charged back to unit 1402   |
| • RDH Building Engineering Ltd.      | \$11,342.80 | Field review Phase II to April 30, 2012   |
| • Philip Conrad                      | \$2,352.00  | Gym upgrade – wall removal and painting   |
| • Trotter & Morton                   | \$69,166.72 | Mechanical deficiency repairs (10% of this will be held back until several hot water issues are rectified). |
| • Nikls “One Call” Property Services | \$890.40    | Garbage door repairs  |
| • Nikls “One Call” Property Services | \$891.52    | Beach Tower lobby door repairs  |
| • Procan Electric                    | \$1,260.00  | Beach Tower lobby light conversion  |

**BUSINESS ARISING**

1. RDH Exterior Maintenance – Phase II Update: Following several meetings with RDH Building Engineering Ltd., council was advised by RDH that after further review, that the new membrane could not be applied over tiled balconies. Unfortunately, the removal of the tiles caused a great deal of noise but this phase of the project has now been completed.

There was further review of the railings and the glass panels. It was determined that it was more cost-effective to replace the railings rather than to paint or touch-up the existing railings. Overall, council will be using \$250,000 from the Phase II assessment. This amount will be offset by considerable savings on one portion of the project that came in far below the expected budget. A detailed interim report will be available in the June minutes.

There was also discussion regarding debris clean-up. Owners have been concerned about the amount of debris. Unfortunately, it is a construction zone and clean-up will be done as required.

2. Structural Maintenance Repairs: Repairs to unit 811 have been delayed due to a change of staff at RDH. The agent will follow up with RDH on the status of repairs in unit 611 to see what progress has been made.
3. Landscaping: There has been a large increase in the amount of algae in the courtyard pond. After review of available options, it was determined that an IonGen Electronic Water Clarifier would be the best solution. The clarifier has been installed for a total cost of \$504 including HST. The IonGen that can treat up to 25,000 gallons of water and generates water clarifying ions. The IonGen has been tested and found to be safe for humans, plants, fish, animals and wildlife in general.
4. Mechanical Maintenance: Trotter & Morton has completed all of the deficiency repairs. Several council members noted that there is still some delay in receiving hot water in their suites. The agent was instructed to follow up with Trotter & Morton on this matter.
5. Bylaw Review: Council has not received a copy of the bylaws for their review. The agent will follow up with Wenda Deane.
6. Sauna/Gym Upgrade: All the major repairs have been completed. Installation of blinds and humidifier has yet to take place. It was reported that one owner has requested moving the Universal equipment machine. At this time there is only the one owner who has made this request – the majority of users are quite happy with the open space which allows them to stretch, perform floor exercises and use weights.
7. Bike Room Audit: The bike room audit is underway. Owners are reminded to register their bikes by going to the concierge desk to receive a coloured ribbon to attach to their bicycle. Owners are reminded that all untagged bikes will be removed when the bike audit has been completed.
8. WIND Mobile: The strata agent reported that the agent for WIND Mobile indicated that one of the technical departments within WIND Mobile has rejected LMS-712 as a candidate. This means that the technical teams are now negotiating amongst themselves and will get back to the agent with a final verdict as soon as possible.

Owners are reminded that before the installation of the antenna can take place it must be presented to the owners at a Special General Meeting. As this is a significant change to the strata it must be approved by a  $\frac{3}{4}$  vote resolution. Owners will be advised if and when an SGM is to take place.

## **CORRESPONDENCE**

Owners are invited to write council via the management company regarding any strata matters.

1. Renovation Requests:

- (a) A letter was received from the owner of unit 806 requesting approval to install hardwood flooring, to make major renovations to the kitchen, lounge, dining room, bathrooms and master bedroom. After review and discussion, council agreed to approve the request as per the application and the owner will be advised that approval is given as long as there is no change to the outside vent for the fireplace and they use Effective Fire for any sprinkler head removal or relocation. Permits are required as per the City of Vancouver bylaws. The agent will advise the owner.
- (b) The agent reported that she has sent letters to two owners currently undergoing renovations in their suites to advise that once the renovations are complete the common hallways must be professionally cleaned within seven (7) days as both areas are very dirty due to the nature of the renovations taking place in both units.

2. Correspondence:

- (a) A letter was received from an owner reporting a noise complaint against the suite above. The agent reported that a letter has been sent to the owner in question advising of the nature of the noise and the strata corporation bylaws.
- (b) Two letters were received from an owner advising of a break-in that took place on Sunday, May 13<sup>th</sup>. The owners reported this is the second time they have had a break-in from Seabreeze Walk and that both break-ins occurred during the daytime. The owners reported the incident to the police who, as part of the investigations, checked the monitor at the concierge desk. The owner was concerned that monitoring system video was of very poor quality and hoped that council would consider upgrading the system.

The owner who also requested that a gate be installed, attended the council meeting to make the request in person.

- (c) A letter was received from an owner with concerns around the possible installation of antennas by WIND Mobile and although the owner understood that this will need to be approved by a  $\frac{3}{4}$  vote majority in order to proceed, the owner wants it on record that they have significant concerns about the possible harmful health effects posed by a high-powered transmission antenna. Council thanks the owner for their concerns and, to date, it is not certain that the WIND proposal will actually proceed as noted earlier in the minutes.
- (d) A letter was received from an owner regarding the scaffolding sitting on the deck of their unit. They reported that last year the same area of their deck was covered by scaffolding and they were hopeful that the job could go much quicker than last year as the job is smaller in scale. They asked the site supervisor for the estimated duration of this part of the project and he explained that the same time allowance was scheduled for the six balconies above them as was for the south side that had

many more balconies. The reason for this is that only two men can work from the swing stage at one time. The owner asked if the work above their deck could be prioritized so that it could be done first but they feel they were never given an answer. They reported that after two weeks with the scaffolding on their deck as a landing deck for the swing stage, the scaffolding sits empty while they see work going on elsewhere. The owners felt that if they did not voice a concern, months will pass and the scaffolding will still be there in September. The owner requested that RDH re-consider their request. The agent was instructed to send a copy of their letter to RDH for their review and request a reply as soon as possible.

- (e) A letter was received from an owner regarding mold that is growing around the window rubber seals as well as along the window sills. Although the owner has cleaned them, they would like this issue reviewed. The agent will forward this issue to RDH for their review.
- (f) A letter was received from an owner reporting they felt that the notice they were given for access to the unit for measuring of the windows was inappropriate. They also noted that they felt the scheduled hours for noisy work are not being followed as noted in the bylaws. The agent reported that repairs to the exterior of the building follow the City bylaws, not the strata bylaws and will advise the owner accordingly.
- (g) A letter was received from an owner with several items for council consideration regarding humidity in the exercise room.

Council thanks this owner for their suggestions and the agent reported that now the de-humidifier and A/C are now working properly due to repairs by Trotter & Morton and that the de-humidifier will be installed shortly. Council is hopeful that this will resolve the on-going humidity issues of the past.

- (h) A note was received from an owner regarding their concerns about cell towers. The owner is not only concerned with the negative impact on health but also felt that the towers were unsightly. The owner was strongly against any cell towers being installed.
- (i) A letter was received from an owner suggesting that there be an annual fob audit. The owner felt that security is compromised if an audit is not carried out annually. After review and discussion, council agreed and as a result, a fob audit is being planned for the fall of this year once Phase II repairs have been completed.

The owner also reported that a number of mis-delivered mail items at Ocean Tower have been opened and this owner wondered if someone who had a fob but does not actually live in the building any longer, may be gaining access to the building. This owner suggested that the mail rooms be re-keyed or fob access to the mailroom be installed as opposed to a key.

Council thanks the owner for their suggestions.

### 3. Bylaw Violations:

- (a) The agent reported that a bylaw violation letter was sent to a resident regarding parking on P1 on a fairly regular basis for extended periods of time. The agent reported that after a third notice was placed on the vehicle, this resident who was un-co-operative, responded by writing foul language on the notice. This resident also sent a letter in response, stating that his vehicle has not been parked on the P1 level on a regular basis or for extended periods of time.

After review and discussion, the agent was instructed to advise the building manager that once three warnings are given to any owner or resident regarding a parking violation notice (such as vehicles parked on P1 without a valid parking permit or suite number displayed; a vehicle parked in visitors parking without a visitor permit being displayed; a vehicle parked in a "no parking" zone, or a resident's vehicle parked in visitor parking) the **vehicle in question will be towed after the third notice.**

- (b) As noted under Correspondence, a noise bylaw violation letter has been sent to an owner and they have not responded as requested prior to May 29<sup>th</sup>. After review and discussion, the agent was instructed to place a fine on the account in the amount of \$200.

### NEW BUSINESS

1. Manulife Group Benefit Increase: The agent reported that there has been an overall premium increase for the Manulife Benefit policy for Strata Plan LMS-712 staff. The increase is for extended health benefits due to claims of the past years. Manulife's initial proposed increase was for 11.4% but the broker has managed to reduce the overall increase to 7%. It was noted that the new premium rate increase will be effective June 1<sup>st</sup> and an adjustment to payroll will be made.
2. Bird Spikes: The building manager requested approval to order more bird spikes. After review and discussion, the agent was instructed to proceed with approval for another box at an approximate cost of \$500.
3. Digitizing Floor Plans: It was suggested that the floor plans for 888 Beach be digitized. PacBlue will do the scanning at \$3 per drawing. After review and discussion, the agent was instructed to proceed.
4. Howe Street Gate: Currently the Howe Street gate is being left open between 8:00 a.m. to 5:30 p.m. to allow contractors in and out of the building. Council has asked the building manager to monitor the issues of security and ease of access for contractor staff and adjust the gates accordingly.

5. Security Camera: The agent reported that the Ocean Tower P4 camera is failing and should be replaced. After review and discussion, council approved the quote from Vidtech Services in the amount of \$445 plus HST. The agent was instructed to proceed with this replacement.
6. Transformer Noise Investigation: A quote in the amount of \$3,000 was received from BLK Consultants for a transformer noise investigation. After review and discussion, the agent was instructed to request a second quote and to also discuss the issue with Procan Electrical to see if they can provide suggestions for insulating this area to prevent noise transference.
7. Anchor Inspection: The agent reported that the anchor inspection will be taking place on June 5<sup>th</sup>. Owners with anchors on their balconies have been advised of required access.
8. Annual Monitoring Inspection: The agent reported that she has instructed Fire Pro Fire Protection to proceed with their annual monitoring inspection and has instructed Fire Pro to contact Jason Wroblewski, building manager, for a date and time.
9. Gym Equipment Replacement: The agent presented a quote in the amount of \$511 plus HST from Fitness Town to replace the weights in the gym. As there are still funds remaining in the special levy for the gym upgrade, the agent was instructed to proceed with ordering the weights.
10. P2 Pipe Replacement: A quote was received from Trotter & Morton to replace a large section of piping for the 3" cold water feed to the domestic storage tanks in Beach Tower in the P2 mechanical rooms as there are a number of leaks. The quote for this work was \$7,975 plus HST. After review and discussion, the agent was instructed to request a second quote for this work.

There being no further business, the meeting was adjourned at 6:40 p.m. The next meeting will be held on Wednesday, June 27, 2012 at 4:30 p.m.



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