

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-712
888 BEACH

HELD On Wednesday, February 27, 2013 at 4:30 p.m. in the Meeting Room,
1501 Howe Street, Vancouver, B.C.

<u>PRESENT</u>	Mike Gallagher	President	Unit #2701 – 1500
	Jeff Sodowsky	Vice President	Unit #2501 – 1500
	Bev Andrews	Treasurer	Unit #1505 – 1500
	Pat Dairon	Secretary	Unit # 706 – 1500
	Marilou Appleby		Unit #1003 – 1501
	Kitty Morgan		Unit #2703 – 1500

REGRETS Craig Dailly Unit # 613 – 888

GUESTS Jason Wroblecki Building Manager

STRATA AGENT Sylvia Brewer, Vancouver Condominium Services Ltd.

The meeting was called to order at 4:35 p.m.

BUILDING MANAGER'S REPORT

Council received and reviewed the report from the building manager, Jason Wroblecki, for the month of February. Several items will be deferred until the March council meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of the January 31, 2013 council meeting, as circulated.

REMINDER

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

www.888beachvancouver.com

user ID: owner
password: 888

FINANCIAL REPORT

1. **Monthly Statement:** Council approved the January 2013 financial statements. The statements are posted to the website and the Treasurer cautioned owners that the January 2013 financials do not report the 2013 budget, which will be presented to the owners at the AGM on February 28, 2013.

Also, some of the expenses reported in the January financials are for the 2012 fiscal year and will not be corrected until we have received the auditor's year-end adjusting journal entries. 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.

2. **Account Balances:** The current balances for the period ending January 31, 2013 in the appropriate funds are as follows:

- Total Cash Balance \$933,595.26 (including CRF Balance)
- CRF Balance \$412,344.24 (Contingency Reserve Fund)

3. **Arrears:** Accounts receivable were reviewed on February 19, 2013 and at that time 39 owners (15%) had not yet made any payments on the November 2012 Phase III levy.

The first payment of this levy was due on February 1, 2013.

4. **Exterior Maintenance 2012:** The Treasurer will report to the owners on the activity in the structural fund during 2012 and the costs related to the 2012 Phase II project when the audit is completed.
5. **2013 Budget:** When the 2013 budget is passed at the February 28, 2013 Annual General Meeting, the new monthly strata fees will be retroactive to January 1, 2013. The schedule of the new 2013 fees will be distributed to the owners with the AGM minutes. This information is also on the strata's website.

Owners who use the PAC (pre-authorized chequing) for their monthly strata fees will see the new 2013 monthly amount charged against their bank account commencing April 1, 2013. These owners must forward a cheque payable to LMS-712 to Vancouver Condominium Services for the catch-up amount, which is the difference between the 2012 and 2013 monthly fee amounts for their January 1st, February 1st and March 1st strata fees. The catch-up amount will not be automatically deducted as a PAC payment from the owners' accounts.

Owners who pay their strata fees monthly by cheque will also have to make a catch-up of payments for January 1st, February 1st and possibly March 1st payment if they did not issue their March 1st cheques for the new 2013 fee amount.

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

- RDH \$4,347.00 Project wrap up, Phase II, to Dec. 31/12.
- RDH \$1,680.00 Project management, Phase III, Dec. 31/12.
- RDH \$6,720.00 Construction management, Phase III, Dec 31/12.
- RDH \$1,120.00 Construction documents, Phase III, Dec. 31/12.
- RDH \$2,620.80 Field review, Phase III, Dec. 31/12.
- Eric Conrad Painting \$5,504.00 Interior repairs re: Phase I/Phase II.
- Overhead Door \$4,032.00 Howe Street gate repairs.
- Clarke Wilson \$807.52 Advice re: balcony tiling.
- Effective Fire \$744.80 Sprinkler head and miscellaneous repairs.
- Vidtech \$3,348.80 Beach visitor gate card reader.
- Benken Sheet Metal \$122.76 California walkway, 6th floor, Phase II.
- Matakana \$6,684.23 Scaffolding for Phase II.
- Columbia Seal \$2,961.71 Repairs to Suite #1404.

7. Audit: Reid Hurst Nagy has advised that the draft audit for the year-end December 31, 2012 should be completed by the end of February or early March.

BUSINESS ARISING

1. Exterior Maintenance Update A Phase II:

- (a) RDH Phase II: The project is complete except for several railings that still require painting at a cost of approximately \$8,600. This will be deferred until the weather warms up.
- (b) RDH Phase III: Council will meet with RDH on Wednesday, March 6th at 5:00 p.m. to review the tenders received for the Phase III project. Council will also request that a detailed memo be created for hand-out to owners to advise them of the upcoming project.

2. Structural Maintenance:

- (a) Townhouse 9: As reported in the January minutes, Townhouse 9 had reported signs of water ingress. After further review, council was advised to allow a budget of approximately \$30,000 for repair of the deck membrane and replacement of balcony doors. RDH has been instructed to proceed.

3. Landscaping: No report.

4. Mechanical Maintenance/Trotter & Morton: No report.

5. Depreciation Report: The agent reported that Halsall has agreed to accept the depreciation report with the request to inspect 20 units instead of 10 as noted in their proposal. The agreement has been signed and the agent will arrange for Halsall to meet with council in April.

Council also advised the agent that former council member, Greg Turner, is willing to be on the committee for the depreciation report as he has been a long-term owner at 888 Beach and has a wealth of knowledge regarding building maintenance. Council welcomes his input.

6. Bench for Lobby: There was further discussion regarding the purchase of a bench or chair for the Beach Tower lobby. Council member, Kitty Morgan, will continue to investigate and report back to council.
7. Tile Installation on a Beach Tower Balcony: The agent reported that a letter has been sent to the owner that included the report from RDH. The agent has spoken with the owner, but has not received a written response. Further action will be deferred until the written response is received from the owner.
8. Beach Tower Dryer Vent Cleaning: A reminder that the dryer vent cleaning will take place from Monday, March 4th to Thursday, March 7th. Notices and requests for access have been sent to all owners in Beach Tower and Townhouses 1 to 4.
9. TH 2 – mould/damaged items: Further to a letter received from an owner regarding outstanding deficiencies from the Phase II work, the agent reported that she has spoken with Thomas and the owners have been advised that the owner should replace the damaged bench and the owners will be reimbursed. The agent will follow up with RDH for further response regarding the issues of mould and ceiling cracks that have been reported.

CORRESPONDENCE

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

There was no correspondence.

NEW BUSINESS

1. The agent presented the draft rules, which will be deferred until the next council meeting in March.
2. 15th Floor Painting Repairs – Ocean Tower: The agent presented a quote to council for painting repairs to a bathroom after water damage. After review and discussion, it was agreed the paint in the bathroom had a decorative finish which is considered an upgrade. Council will not pay for the entire \$810 plus HST quote, but will contribute \$200 towards the repainting of the bathroom, the cost of restoring it to the original paint finish.

