

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-712
888 BEACH

HELD On Wednesday, July 24, 2013 at 4:30 p.m. in the Meeting Room, 1501 Howe Street, Vancouver, BC

<u>PRESENT</u>	Mike Gallagher	President	Unit #2701 – 1500
	Jeff Sodowsky	Vice-President	Unit #2501 – 1500
	Bev Andrews	Treasurer	Unit #1505 – 1500
	Kitty Morgan		Unit #2703 – 1500
	Marilou Appleby		Unit #1003 – 1501
	Craig Dailly		Unit # 613 – 888

REGRETS Pat Dairon Secretary Unit # 706 – 1500

BUILDING MANAGER Jason Wroblewski

STRATA MANAGER Sylvia Brewer, FirstService Residential BC Ltd.

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the June 26, 2013 council meeting with the following amendments:

- The page numbering was incorrect. The second page noted 2 of 10, it should be 2 of 9 and page 4 was noted to be 4 of 10 and should have been 4 of 9.
- Under Business Arising, “.additional work to be completed in Phase III (a) Contracts for work at 1801, 1802 Ocean Tower, 1710 Beach Tower and 602 Beach Tower have been awarded. Work in 402 and 503 is out for costing” should read: “Contracts for work at 1801, 1802 Ocean Tower, 710 Beach Tower and 2602 Beach Tower have been awarded. Work on 402 and 503 Ocean Tower is out for costing.”
- Under New Business, #11, Men’s Shower Room Door: DeCagny Construction should be DeCaigney Construction.

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 Statements: It was moved, seconded and carried to adopt the May 2013 financial statement, as presented and the June 2013 statement was deferred. Any owner wishing a copy of the strata corporation's financial statements may contact FirstService Residential during regular business hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

2. Account Balances: The current balances for the period ending June 30, 2013 in the appropriate funds are as follows:

• Total Cash Balance	\$1,794,496.39	(including CRF Balance)
• CRF Balance	\$404,683.88	(Contingency Reserve Fund)

3. Arrears: Council reviewed the accounts receivable as of July 23, 2013. There are still a number of units with balances in arrears and approximately 20 of these accounts have significant amounts overdue. The strata manager was instructed to send reminder notices and/or lien warning letters to those owners who have not made payments towards the levy.

Accounts receivable statements will be sent to all units with overdue accounts. Owners with overdue accounts of \$1,000 or more will be advised that steps will be taken to put liens on their units. In accordance with the wording of the February 2, 2011 and December 13, 2011 resolutions, council instructed the strata manager to add interest charges to overdue payments for the two levies at the rate of 10% per annum compounded annually.

Reminder: The first payment of the levy that was approved in November 2012 for Phase III was due February 1, 2013 and payments are due on the first of each month until November 1, 2013. Those owners that have not made payments are requested to provide a cheque for the unpaid levy amount for February, March, April, May, June and July and submit post-dated cheques for the balance of payments due August to November.

Please note, if these payments are not made in a timely fashion, owners will receive a lien warning letter and if payments are still not received, liens will be placed against owners' accounts.

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

• RDH	10,660.86	Field review, Phase III, May 31, 2013.
• RDH	\$1,737.75	Miscellaneous additional work/site review to May 31, 2013.
• Landscape Reflections	\$2,320.89	Irrigation repairs.
• Columbia Seal	\$12,709.20	Mechanical room floor coatings.
• Columbia Seal	\$1,282.05	Window replacement for Unit 1303.
• Columbia Seal	\$1,282.05	Window replacement for Unit 2702.
• Phoenix Restoration	\$2,079.84	Water extraction re: elevator pit, Garden Tower.
• Vidtech	\$2,405.76	Keyscan repairs, fobs and system upgrade.
• Trotter & Morton	\$1,113.00	Hot water leak, Garden Tower.
• Devak Lock	\$1,140.30	Cam-lock repair.
• Hemlock Painting	\$1,349.25	Quarterly paint touch-up.
• Black Tie Property Services	\$6,515.25	Window cleaning.
• Good Earth	\$3,423.00	Tree removal, units 402 and 503.
• RDH	\$31,982.06	Phase III to June 30 th .
• Black Brothers Painting & Restoration	\$1,942.50	Phase III COP #1.

- Columbia Seal Firestop \$92,436.12 Phase III, COP #3.
- JJK Developments Inc. \$2,268.44 Phase III, COP #4.
- Matakana Scaffolding BC \$9,988.02 Phase III, COP #3.
Inc.
- ProCan Electric Ltd. \$1,174.31 Phase III, COP #4.
- Renewal Constructions Inc. \$1,323.00 Phase III, COP #2.
- Renewal Constructions Inc. \$63,504.00 Phase III, COP #1.
- Suspended Stages \$2,790.90 Phase III, COP #1.
- TNC Restoration \$62,820.77 Phase III, COP #2.
- West York Development \$23,625.00 Phase III, COP #1.
Ltd.

* COP = Certificate of Payment

COMMITTEES

1. Free Standing Balcony Floor Covers: The committee reported that installation of balcony floor covers are scheduled to begin on Monday, July 29th. Approximately 32 balconies will have covers installed. Many more owners are interested, if and when the railing height is raised.
2. Insurance: A meeting has been set up for the insurance committee to meet with Tanya Millage, Senior Regional Director for FirstService Residential, and Scott Douglas, Vice President, at the end of July.
3. Landscaping: The committee reported a walkabout is scheduled to review the landscaping and report back their findings and areas of concern.
4. Fitness Centre: It was reported that the elliptical machine has been received. There is no space left in the fitness facility to add additional equipment, therefore, only replacement of equipment will occur in the future.
5. Interior Maintenance: The committee reported that a number of walk-arounds have been completed and reports have been submitted to the building manager. It was noted a number of items, like burnt-out light bulbs, carpet stains, and other problems should be reported in a more timely manner by the concierge or cleaning staff. It was agreed that the building manager and the strata manager will devise schedules and check lists for the concierge and cleaning staff when doing their daily rounds.

BUILDING MANAGER REPORT

Jason Wroblewski submitted his report for the month of July.

- Ocean Tower Vents: It was noted that during work being performed on Ocean Tower, black staining was visible around many of the fireplace vents. Columbia Seal will do their best to clean these areas while at the elevation at a cost not exceeding \$500.
- Carpet Cleaning: Carpeteer has been on site to spot clean the worst areas of the common area carpets. All carpets are scheduled to be cleaned in November.
- Ocean Tower 503, 402 Planter Replacement: The plants/trees in four circular planters have been removed in preparation for the membrane replacement. Council and the landscaping committee have been advised that they will need to determine what type of tree would be appropriate to be replanted once RDH has finished their portion of the project in mid-September.

A number of items to be considered for the 2014 budget were also noted: refinishing of all six elevator interiors and a complete building clean of the towers and townhouse surfaces.

BUSINESS ARISING

1. Exterior Maintenance – Phase III: RDH presented an updated budget forecast as of June 30, 2013 and after review and discussion, council agreed that the project is on track and within budget. RDH has included the estimated costs of some additional projects in their Phase III budget and revised scope of work: 1801/02, 710 and 2602, 503 and 402.

It was noted that Matakana advised the strata manager that the tax charged was incorrect on their quote and are requesting that, on a compassionate basis, strata pay the approximate \$3,000 in taxes for Matakana's oversight. After review and discussion, it was agreed that this will be deferred for further consideration in August.

The work for units 402 and 503 in Ocean Tower to repair and replace balcony membranes has been awarded to TNC Restoration in the amount of \$107,992.50, including tax. There will be a further charge estimated between \$10,000 and \$15,000 for scaffolding and permits. Work has begun as it was imperative that this work begin during the summer months.

2. Landscaping: No report.
3. Depreciation Report: Two council members met with Halsall engineers to further discuss any questions or concerns regarding the depreciation report. Council hopes to have a copy of the first draft of the depreciation report for council's review by the fall.
4. Tile Installation on Beach Tower: The strata manager has updated the indemnity letter from Clark Wilson and once the indemnity agreement has been signed by two council members, the letter will be forwarded to the owner for signing.
5. Townhouse 2 Mould: The strata manager has not had further contact with Hazmat and will follow-up and request an update.
6. Annual Fire Equipment Testing: The annual fire testing was completed between July 8th and July 17th. A number of owners did not provide access so a second visit is scheduled for August 13, 2013.

Owners will be notified of the date of the second visit. These owners will also be reminded if access is not provided, the account of the suite owner will be levied with a fine as per council's instructions.

7. ThyssenKrupp Elevator: The strata manager reported that she has not had any further discussions with ThyssenKrupp regarding council's concerns regarding the labour charges for repairs to the Garden Tower elevator re: the pipe leak. After further review and discussion, it was agreed that the strata manager should sign the contract and have ThyssenKrupp proceed with this essential work so that we did not violate the contract.

CORRESPONDENCE

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

Renovation Requests:

1. The owner of 903 requested permission to install hardwood flooring. As the application met the requirements of the strata, approval has been granted.

2. The owner of 802 presented a renovation request to council for their consideration. After review and discussion, it was agreed that the renovation request as presented would be approved and the owner will be advised.

Correspondence – Letters from Owners

1. A letter was received from an owner regarding the options for patio coverings and that they had been advised by a member of the strata council that adding the covering would violate the railing height building code and therefore the balcony railings on the parapet balconies would have to be raised. It was suggested that money left over from the levy could be used to pay for new railings that met the building code.

The owner feels that this is an inappropriate use of funds and if there were any funds left over from the levy that council should consider RDH's final building report to see if there were any other immediate needs to be addressed. They did not feel this was prudent use of the funds to redo a project that has been completed to their satisfaction. Before a final decision is made, they would recommend that the strata council schedule an information meeting to discuss this project.

Council thanks this owner for their comments and concerns; however, there was an overwhelming number of owners that felt that the new membrane was not to their satisfaction and therefore wanted the option to add the patio type covering that would not affect or damage or affect the warranty of the new membrane. Council feels that all railings should meet the building code standard so there is no safety issue if owners wish to install approved patio coverings.

2. A letter was received from a Beach Tower owner whose patio was not part of Phase II or Phase III regarding a number of issues on their balcony. After review and discussion, it was agreed that RDH will be asked to review some of the items. The rest of the items will be put on the list of repairs to be dealt with next year.
3. A letter was received from an owner regarding the balcony floor and the slope, and as a result they have puddles in three different spots during the rainy season. They also reported that their windows had been scratched during the remediation work.

After review and discussion, council instructed the building manager to investigate the damaged windows; however, regarding the slopes, RDH has advised at a number of information meetings that the balconies have been sloped to the best of the contractor's ability. This owner may want to consider installing one of the two deck coverings approved by council.

4. A letter was received from an owner requesting permission to hold their son's wedding ceremony in the common area courtyard. The wedding reception will be held elsewhere. After review and discussion, it was agreed that the request would be granted. However, they will require a license for alcohol and any damage will be repaired and costs will be charged back to the owner.

Bylaw Violations:

1. A letter regarding a smoking issue has been deferred until the next meeting.
2. A bylaw violation letter regarding an off-leash dog was sent. The owner has responded thanking council for bringing this to their attention and reported that they often carry their elderly dog, as the dog has been ill, but did confess that on occasion let the dog walk beside them without thinking of the bylaw. The owner requested consideration leniency and regret that they may have caused any problems for other residents.

Council thanks the owner for their response and no fine will be levied against the owner.

3. A bylaw violation regarding a dog reported off-leash was sent to an owner. The strata manager reported that this owner had called the strata manager and felt the comments were untrue.


Council thanks the owner for responding and the strata manager also reported that this owner knows the dog should be on leash and the owner will complete a pet registration form as requested. No fine will be levied.

4. A noise bylaw violation was sent to an owner and the response has not been received and will be deferred until the next council meeting.
5. A bylaw violation letter was sent to an owner regarding a nuisance complaint regarding a dripping dryer vent onto a patio several floors below them. A response has not been received so the strata manager was instructed to send a second letter requesting that the owner comply with the request to replace the dryer, which appears to be original to the building, or they will be fined and fines will continue on a monthly basis until this nuisance is dealt with.
6. A bylaw violation letter was sent to an owner regarding an off-leash pet complaint. No reply has been received; however, it has been reported that on several occasions the owner has been seen with their dog on a leash, so no further action will be taken at this time.

NEW BUSINESS

1. Garden Tower Hot Water Storage & Expansion Tank Replacements: Two quotes have been received and a third one is still to come so council will defer a decision until the August council meeting.
2. Parkade Fan Repair: The parkade fan was in need of an immediate repair due to very high heat on P2, as the air conditioner has been overheating. It was determined that the work could be done fairly quickly in order to prevent a complete breakdown of the air conditioning system in the parkade. ProCan Electric completed this work at a cost of approximately \$2,000.
3. False Creek North Residents' Association: This item was deferred.
4. Power Washing: It was noted that a number of owners are power washing their patios and there was some concern that owners may not be aware that there is a membrane underneath the pavers and due care and attention must be taken when power washing. The strata manager was also requested to ask RDH for guidelines when power washing patios.

There being no further business, the meeting was adjourned at 6:45 p.m. The next meeting is scheduled for Wednesday, August 28, 2013 at 4:30 p.m.


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