

**MINUTES  
STRATA COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 712  
888 BEACH**

*Held on Tuesday, November 29, 2016 at 4:30 p.m.  
in the Meeting Room  
1501 Howe Street, Vancouver, BC*

<b>COUNCIL IN ATTENDANCE:</b>	Mike Gallagher	President
	Jeff Sodowsky	Vice-President
	Bev Andrews	Treasurer
	Patricia Dairon	Secretary
	Andrew De Benedictis	
	Kitty Morgan	
<b>REGRETS:</b>	Marilou Appleby	
<b>BUILDING MANAGER:</b>	Shannon Brown	
<b>SENIOR STRATA MANAGER:</b>	Bunny Porteous	FirstService Residential

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

**BUILDING MANAGER REPORT**

**RDH**

- Inspected water ingress into TH 06
- Checked 7<sup>th</sup> floor roof for possible leaks onto California walkway
- Water tested suite 2603 and 2502
- Water tested leak into TH 18

**NIKL'S**

- Repaired patio doors suite 705
- Repaired patio doors suite 507
- Installed locks on 2 stairwell doors

**COLUMBIA SEAL**

- Continued work on IGU replacement and sealing
- Replacement of patio doors in suite 2101
- Replaced hinges and did sealing work on TH05, TH01 and TH19

**TEK ROOFING**

- New roof drain covers for Ocean/Garden Tower have been approved and will be installed this month

**MICHAEL A. SMITH DUCT CLEANING**

- Weather sealed duct in suite 2603
- Inspected duct in suite 1501
- Beach Tower dryer duct cleaning completed

**MILANI PLUMBING**

- Milani plumbing cleaned out sumps on P2 - flush parkade level drains
- Replaced section of drain in ceiling of suite 1801
- Leak into ceiling of 1303 - repaired MJ connection on drain above suite 1303
- Repaired leak on P2
- Inspected 'drip' on P2 mechanical room from boiler

**TROTTER MORTON**

- Quarterly maintenance completed

**THYSSENKRUPP**

- Elevator refurbishment project continues

**JRV SECURE SYSTEMS-NO REPORT**

**GOOD EARTH LANDSCAPING**

- Fall clean up continues
- Azalea planting is complete

**LANDSCAPE REFLECTIONS**

- Drip irrigation has been installed for new azalea plantings

**ROB CROSS (HANDYMAN)**

- Completed repair to loose tile on Beach Tower P1 ramp
- Completed painting on entrance into all lobby levels at Ocean Tower, Garden Tower. Beach Tower is currently underway
- Repaired drywall in bathroom ceiling of 1801 from drain section replacement
- Repaired toilet in men's washroom
- Maintenance painting on P1 vestibules in all 3 towers complete

**CANADIAN PEST CONTROL- CONTINUED MAINTENANCE**

**BY LAW ISSUES**

- 2 vehicles were towed after receiving several notices for over night parking on P1
- A renovation was closed down until they provided copies of their city permit

- Contractors working on a renovation in the building caused scratches in the OT elevator – they will be billed for the repairs
- Memo sent to new owner that all cardboard boxes, styrofoam etc. go into recycling area on P1 – fine will be levied if the chute becomes clogged again
- Memo to owner to ask their contractor to change floor protection that has become torn and very dirty
- Memo sent to all residents of 9th floor reminding them that all noise and odour complaints need to be witnessed and substantiated by the concierge.
- Memo sent to resident of 9th floor advising them that bikes cannot be taken up through the elevators and need to be stored on P2 or in their locker
- Notice given to town house owner to remove vehicle parked for a long term on P2 visitor stall
- Memo sent to TH owner regarding household items being stored on the balcony/patio – items were removed

#### **POOL/GYM AREAS**

- Drywall repair from drain inspection completed

#### **MISC. BUILDING ISSUES**

- Supersaver Fuels filled emergency generator
- Busters towing repaired damaged P1 floor membrane from their tow truck
- Approved filming of TV. series 'No Tomorrow' at Ocean Tower entrance was completed in 5 hours – no issues to report
- Overhead Gate repaired #4 entrance gate
- Beach Tower Upper Lobby flooring work completed
- Carpeteer in to shampoo carpet on 21st floor – broken glass fragments extracted – charge back to Columbia Seal
- Leak from a suite under renovation into suite below – Barclay attended and mitigated the small amount of damage

#### **VANCO FIRE**

- Replaced a leaking sprinkler head in 1606
- Suites that had no access during the annual fire system testing were tested
- Sprinkler system on parkade levels was winterized

#### **APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held October 25, 2016 as circulated.

#### **FINANCIAL REPORT**

1. ***Treasurer's Report:***

***Depreciation Report:***

As reported in the October minutes, the strata council will recommend that the depreciation report be deferred again by the owners at the Annual General Meeting in 2017. We reviewed the projects and the suggested schedules outlined in the 2013 Depreciation Report and have either completed the projects or conducted research to provide a more appropriate time frame for completion of the projects.

The Depreciation Report issued in 2013 recommended various funding options to raise monies for the projects. Owners have favoured two of the options depending on the scope of the special projects each year:

Scenario 1 – a combination of Strata fees and special levies to fund projects;

Scenario 2 – no special levies; funds raised through Strata fees only.

Scenario 1 was used for Phases 1, 2 and 3 of the Building Renewal & Maintenance project and Scenario 2 was used in 2014, 2015 and 2016.

A copy of the Depreciation Report is available on the strata's website.

***2017 Budget and Special Levy:***

The Strata fees were increased by 10% in 2016 to cover more of the major repairs and purchases such as washing all buildings in the complex and other projects as well as to fund the Contingency Reserve Fund at the required level. The cost of the building washing exceeded the estimates and as a result some of the smaller projects such as bicycle security and storage, new run off mats for the lobbies and hallway carpet were deferred to 2017.

Strata Council is attempting to hold the line on the 2017 Strata fees. We do not yet have the insurance premium for 2017 and there are a few costs under review with competitive quotes being obtained in some areas.

Council will recommend a special levy in 2017 to cover the proposed Building Renewal and Maintenance project of approximately \$2.3 million. The last special levy of approximately \$2 million for Building Renewal & Maintenance was passed in November 2012 for Phase 3 work in 2013. Since that time we have used Structural Fund monies raised through the annual strata fees to cover Building Renewal and Maintenance work in 2014, 2015 and 2016.

There will be an Information Meeting on Tuesday, December 6, 2016 at 7 p.m. Representatives of RDH Engineering will review the Building Renewal and Maintenance work completed in recent years and will outline the proposed 2017 project that will include completion of the Beach Tower roof project that was commenced in 2016, renewal of the Ocean Tower balconies, replacement of some townhouse roofs and the Beach Tower entrance.

***Contingency Reserve Fund ("CRF"):***

The Strata maintains the required balance in the CRF. The activity in the CRF is reported in the monthly financial statements. During 2016 it was necessary to utilize CRF monies

to cover emergency repairs caused by floods, replacement of courtyard lights, auguring and flushing all of the drains in the complex and payment of a \$30,000 insurance deductible related to the Beach Tower flood. The 2016 expenditures from CRF to date are approximately \$135,000 and there will be some additional invoices as the drain work is completed. The monies used from the CRF during 2016 will be replaced in 2017 and this will be a budgeted expense in the 2017 operating budget.

2. **Monthly Statement:** It was moved, seconded and carried to approve the October 2016 financial statement as presented

Any owner wishing a copy of the Strata corporation's financial statement should contact FirstService Residential during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday or go to the Strata's website [www.888beachvancouver.com](http://www.888beachvancouver.com). The Owners' Only section of the website can be accessed as follows:

User Name: Owners  
Password: \$B15Sea8

3. **Arrears:** The Strata Manager and the Accounts Receivable Department at FirstService Residential continue to follow up with Owners with outstanding balances on their account. Late fines and interest will be assessed on Owner's account on a monthly basis until payment is submitted in full.

**Payment of Strata fees and special levies**

- 2.1 *An owner must pay Strata fees on or before the first day of the month to which the Strata fees relate.*
- 2.2 *Where an owner fails to pay Strata fees in accordance with bylaw 2.1, outstanding Strata fees may be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, failure to pay Strata fees on the due date will result in a fine of up to \$200 for each contravention of bylaw 2.1.*

Owners with accounting enquiries should contact FirstService Residential Accounting Department at 604.684.5329 or email [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).

**FSRConnect™:** Residents are highly encouraged to sign up with FirstService Residential Connect website: [www.fsresidential.com](http://www.fsresidential.com) where they will be able to obtain minutes, reports, important notices and Owner's statements. This will ensure Owners who are absent for extended periods of time to view their Owner statements and recent meetings where special levies have been passed. This will prevent late fines, interest and liens filed on Strata lots. Please see the FSRConnect™ registration sheet attached.

4. **Invoices:**

COMPANY	GL CODE	AMOUNT	DESCRIPTION
Nikls "One Call" Property Services	7240	\$6,825.00	Lobby tile installation.
Nikls "One Call" Property Services	2818	\$10,911.60	100 lights installed on courtyard path.

Allstar Window & Pressure Cleaning	7855	\$7,200.90	Window cleaning, Garden Tower, Ocean Tower, Townhouse.
Pro-Bel	7240	\$1,207.50	Reinstall davit to Tower A.
Landscape Reflections	6534	\$1,199.53	Beach Avenue zone pipe replacement.
RDH Building Science	3778	\$11,327.95	Consulting services for period ending September 30, 2016
RDH Building Science	3778	\$775.69	Maintenance and renewals 2017
RDH Building Science	5730	\$5,366.42	Consulting services for period ending September 30, 2016
RCH Building Science	3778	\$49,793.78	Townhouse door replacement
TEK Roofing	3778	\$25,766.12	Payment #5 (less 10% holdback)
Milani Plumbing	2818	\$4,748.45	Townhouse roof drains
Cross Carpentry	7000	\$5,391.75	California walkway paint repairs
Milani Plumbing	2818	\$6,422.15	Beach Tower – clear roof drains.
Milani Plumbing	2818	\$1,504.65	Garden Tower – 10 roof drains
Barclay Restoration	2818	\$30,000.00	#506 Mail Lobby – 1500 Hornby – Deductible
Milani Plumbing	2818	\$4,578.43	Leak in solder joints in mechanical room

5. **Account Balances:** The current balances for the period ending October 31, 2016 in the appropriate funds are as follows:
  - Total Cash Balance                      \$1,064,671.94                      (Including CRF Balance)
  - CRF Balance                                      \$ 426,584.37                      (Contingency Reserve Fund)
  
6. **Filming:** The Strata Council approved First City Productions to film a four-hour scene outside the lobby of 1501 Howe Street on November 8, 2016. The Strata Corporation received compensation in the amount of \$5,000.
  
7. **Management Contract:** The Strata Council approved a 1.5% increase with FirstService Residential management contract.
  
8. **Spa Flood Chargeback:** A failed hot water supply line failed in Absolutely Fabulous Spa on October 10, 2016 causing water damages to the spa, locker room on P1, men’s and women’s bathrooms and parkade areas. As Owners are responsible for the repairs and

maintenance to the hot water shutoffs, the restoration and repair invoices in the estimated amount of \$10,800 have been charged back to the Owner.

9. **AGM:**

(a) **Date:** Thursday, March 2, 2016 at 7:00 p.m.

(b) **Budget:** The Treasurer will provide a draft budget for the Council's review at the January Council meeting. The draft budget is for discussion purposes only. Once the draft audit has been completed, the Treasurer will update the draft budget to be recommended to the Owners at the AGM.

(c) **Agenda:** To be finalized at the January Council meeting.

10. **Draft Audit:** Reid Hurst Nagy has been approved to complete the audit for the fiscal year ending December 31, 2016. A copy of the draft audit will be included in the AGM Notice.

11. **Employee Christmas Gift Notice:** Please see attached Notice.

**COMMITTEES**

1. **Landscaping:** The Council reviewed proposals from Good Earth and Para Space Landscaping for the landscaping maintenance for the 2017 fiscal year. Following review, the Council approved Para Space Landscaping to proceed with the 2017 landscaping maintenance around the complex with an estimated annual cost of \$29,662.50. The Strata Manager will submit a contract to Para Space Landscaping and submit a termination notice with a thank you to Good Earth Landscaping for their services.

2. **JRV Security:**

(a) **Elevator:** ThyssenKrupp is projected to be completed with the installation of the new elevator panels in Garden Towers by the end of the week. JRV Security will proceed with the installation of the conduits and security cameras.

(b) **Keyscan Control Panels:** A quote was received from JRV Security in the amount of \$29,400 to install seven new enterphone panels in the complex. There is a total of 10 enterphone panels in the complex, three have recently been replaced. The cost of the enterphones to be included in 2017 operating budget.

**REPORT ON LITIGATION**

The *Strata Property Act* requires that all Owners be notified as soon as possible of any legal action involving the Strata Corporation. To the best of our knowledge there is no litigation to report.

**BUSINESS ARISING**

1. **Structural Maintenance/RDH:**

(a) **Info Meeting:** An Owners' Information Meeting is scheduled for December 6, 2016 at 7:00 p.m. where RDH will be in attendance to review the following:

- Exterior work projects completed within the last three years.
  - RDH's recommended maintenance/repairs work to be completed in 2017.
- (b) **Unit 602:** RDH Engineering was contacted to review coring, that was completed without Strata permission, completed in the Owner's bathroom. RDH Engineering approved the coring and recommended that all trades and Owners have their floor x-rayed before any coring is completed to prevent structural damages. Coring is not permissible without Strata approval.
- (c) **TH6 and TH18 Leaks:**
- RDH Engineering who was contacted to investigate a leak in the courtyard facing the living room of TH6. Water testing was completed and in conclusion, RDH Engineering observed water ingress in the interior of TH6 when the planter in TH7 was water tested. The water ingress from the test is consistent with the water ingress initially reviewed prior to testing in TH6. Once the soil in the planter was removed, numerous membrane deficiencies were observed. There is water below the plant membrane in several locations. The planter membrane is from original construction and is self-adhered sheet applied membrane. The engineers recommended installing tarps on the plant area to try and prevent further water ingress into TH6 and replace the membrane during dry, warmer weather. Some localized membrane repairs will be carried out to improve the existing membrane tie-in at the planter walls when weather permits.
- RDH Engineering will provide a quote for the Council's review.
- (d) **Unit 2101 Patio Doors:** Columbia Seal has completed the replacement of the patio doors that were damaged by drilling through the patio door frames causing water damages. The Owner has been charged back for the cost of the doors and RDH Consulting fees.

2. **Maintenance Schedule:**

- (a) **Dryer Vent Cleaning:** Michael A. Smith Duct Cleaning was on site November 14<sup>th</sup> to 17<sup>th</sup> to complete the annual dryer vent cleaning from the inside out. A report was received as following:
- Unit 3001 – the balcony was inaccessible but the inside vents were accessed and cleaned.
  - Units 509, 610, 806, 907, 1705, 1707, 2305, 2902, 3302 – the Residents were not home but the exterior vents were accessed and cleaned.
  - Unit 408 – the inside ducts were inaccessible due to a large washer/dryer stacked but the exterior vents were cleaned.
  - Units 611, 1309, 1508, 1710, 2506, 2803, 2804, 3004 – Residents were not home.
  - Unit 2104 – the Resident had the ducts cleaned by another company.



The Strata Manager will send letters to all Owners whose units were not accessed to complete the interior and exterior dryer vent cleaning. Owners will be responsible for any dryer vent maintenance issues until the next dryer vent cleaning in 2017.

3. **Mechanical:** The Strata Manager will follow up with Trotter & Morton regarding the termination of their contract due to poor performance. Milani Plumbing has been awarded the mechanical contract for 2017. The Strata Manager will request a copy of all mechanical equipment included in the maintenance contract.
4. **Security/Lighting:** Quotes were received from Pro-Con Electrical and Nikls "One Call" Property Services to reinstall the lighting on the rooftops. The Building Manager was requested to follow up with the contractors to ensure the scope of work is the same for the lighting to be installed at 1500 Hornby and 1501 Howe Street. The funding will be included within the 2017 fiscal year end budget.
5. **Renovations:** Following receipt of the required details, signed Indemnity Agreement and Trades Renovation Form, the Owners of units of 808 and 2602 1500 Hornby were approved for renovations.

#### **CORRESPONDENCE**

1. Council reviewed an Owner's letter regarding a leak in the bathroom of the unit above where renovations are being completed. The Building Manager followed up with both Owners.
2. Council received an Owner's letter following receipt of a note inserted on their windshield for parking in the overnight parking area of P1. Regular audits are completed on the parking area and Owners not in compliance are being informed. Towing may occur should an Owner continue to park in the overnight parking on P1.
3. An Owner expressed concerns with the filming that took place outside the lobby of 1501 Howe on November 8<sup>th</sup>. Filming is reviewed on a case-by-case. In this case, the financial return was feasible with very minimum disruption.
4. The Owner of unit 810 has been requested to follow up with Sure Fire Gas Service to discuss the gas fireplace fan noise which is proving disruptive to the Owners in adjacent unit situated next to the Owner's exterior window.
5. The Strata Manager will send a Noise Bylaw reminder to an Owner.

#### 4. *Use of property*

4.1.1 *A resident or visitor must not use a strata lot, the common property or common assets in a way that:*

- (a) *causes a nuisance or hazard to another person;*
- (b) *causes unreasonable noise, odour, vibration or glare;*
- (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;*

*For the purposes of bylaw 4.1 (b) "unreasonable noise" includes, but is not limited to, sound made by a resident or visitor between the hours of 11:00 p.m. and 8:00 a.m. which disturbs another resident in another strata lot, the common property or the limited common property or, and includes, not exhaustively, excessive sound from:*

- (i) music systems, instruments, televisions, live music, pets or human voices;*
- (ii) vibrations from appliances;*
- (iii) a social gathering;*
- (iv) residents or visitors entering or leaving the building, grounds, or parking lot;*
- (v) uncarpeted or hard surface floors;*
- (vi) the movement of furniture, drawers opening or closing;*
- (vii) construction activities.*

6. The Council reviewed a letter from three Owners outlining noise and smoking concerns with a neighbouring unit. A Bylaw reminder will be sent to the Owner.

### **NEW BUSINESS**

1. ***Poo/Re-Plaster Quotes:*** Quotes were received from Imperial Paddock and Trasolini Pools to re-plaster and repair tiles in the pool. The estimated costs of \$14,000 will be included in the 2017 operating budget for the Owners' consideration.
2. ***Fitness Equipment:*** A survey has been posted in the fitness room for Owners' comments about the current fitness equipment and recommend upgrades.
3. ***Floor Cleaning Quotes:*** Quotes are being obtained to power scrub and/or polish the lobby floors and pool change room floors.
4. ***Website Log On:*** The password has been undated for the Strata Corporation's website has been updated: [www.888beachvancouver.com](http://www.888beachvancouver.com).

Website Log on: Owners  
Password: \$B15Sea8

5. ***Humidity/Moisture:*** Please see the important information attached.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 6:30 p.m.

**Next meeting:** Tuesday, January 24, 2018 at 4:30 p.m.

THE COUNCIL AND STRATA MANAGER WOULD LIKE TO WISH THE RESIDENTS  
HAPPY HOLIDAYS, MERRY CHRISTMAS, AND HAPPY NEW YEAR.



**FirstService Residential BC Ltd.**

Bunny Porteous  
Senior Strata Manager  
*Per the Owners*  
Strata Plan LMS 3170

BP/ys

**Email:** info.bc@fsresidential.com  
**General:** 604.683.8900 (24 hours emergencies)  
**Customer Care Centre:** 1.855.273.1967 (24 hours non-emergency)

[www.fsresidential.com](http://www.fsresidential.com)

**Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.**

## **FSRConnect™**

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

- ✓ *Account balance & history*
- ✓ *Meeting minutes*
- ✓ *Building notices*
- ✓ *Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.*
- ✓ *Owner's profile update*
- ✓ *Bylaws and rules*
- ✓ *Insurance summary of coverage*

To sign up, please visit the following site to complete the **FSRConnect** Registration form:

<https://www.fsresidential.com/british-columbia/homeowners/forms/fsrconnect-information-collection-form>



## *HO HO HO!! Happy Holidays!*

Traditionally, this time of year provides a wonderful opportunity to show appreciation to our staff in acknowledgment of their service over the year.

To assist you in the event you wish to give a gift, we offer the following information:

Our employees are:

- Taylor Wang – Concierge (full time)
- Suki Jhutti – Concierge (full time)
- Danny Silverio – Maintenance (full time)
- Narendra Chandra – Concierge (full time)
- Mohammad Karim – Concierge (full time)
- Deo Quirimit - Concierge (part-time)
- Shannon Brown – Bldg. Manager (full time)
- Jean Mathiesen – Janitorial-Contract

Residents may prefer to give a gift card or a cash gift to the individual staff member personally, or by asking a staff member to forward the gift(s) to the other(s).

We wish all residents and their families a safe and happy holiday season! – Strata Council



**NOTICE TO RESIDENTS**  
**Strata Plan LMS 712 – 888 BEACH**

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# **TIPS TO COMBAT EXCESS HUMIDITY AND MOISTURE**

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Excess humidity in your suite can lead to mildew and mould growth and can ultimately cause greater problems. During the winter months this may be a greater concern, especially in our damp, coastal environment. It is important to wipe up excess moisture that may accumulate on windows and window sills. Moisture in these areas does not mean that your windows are leaking.

Please follow some of these simple tips to keep you home drier and to minimize the growth of mould and mildew within your unit.

**TEMPERATURE:** Keep your home at a consistent warm temperature at all times. Warm air can hold more moisture within it and still feel dry. Cold air cannot hold as much moisture and so moisture condenses out of the air more when your home is cooler. If you turn the temperature way down at night or during the day when you are at work, you may save money in the short term on lower heating costs, but you may inadvertently contribute to a larger problem over the long term.

Remember: WARM = DRY, COOL = DAMP.

**SHOWERING AND BATHING:** Be sure to run your bathroom fan for a minimum of one hour after all visual traces of steam and condensation have disappeared from mirrors and wall surfaces etc. There may still be lots of moisture there that you cannot see. Wipe-down the inside of tub and shower stall etc. to remove excess water droplets. These drops will all have to dry eventually, adding to the humidity level. Consider upgrading your fan or adding a timer or humidistat to it.

**COOKING:** Do not run the hot water tap excessively. Keep a lid on pots of boiling water to contain the steam. Run your kitchen exhaust fan for one hour after all traces of steam and condensation have disappeared. Use the kitchen fan when using a rice cooker also. Allow your dishwasher to run through its full cycle, especially the full drying time, before opening it.

**LAUNDRY:** Do not hang clothing or other items to dry inside your unit, especially during winter months. This will add a huge amount of moisture into the air. Do not hang items in front of the fireplace to dry. Use your clothes dryer for this purpose only, so that the moist air is vented out of your unit immediately. Clear the lint trap before every load to ensure efficiency. Also have the ducts cleaned once per year. If necessary, you may want to open a nearby window to provide a source of new dry air for the dryer to exhaust. You may also want to run a bathroom fan to assist with air flow.

**FURNITURE PLACEMENT:** Along exterior walls and in from of windows please ensure that all furniture is placed to allow a space of several inches. This will allow air circulation. This is especially important in the winter and with large, solid pieces such as book shelves and dressers. Do not block baseboard heaters with furniture.

**PLANTS AND FISH TANKS:** Indoor plants and fish tanks can add very large amounts of moisture into the air. If you have these items in your home, please take all possible extra measures to avoid additional sources of humidity. Keep the number of indoor plants to a minimum.

**CLEANING MOULD:** Some mould growth on cold window frames and tracks is normal in the winter and not a cause for concern. Simply wipe it away with a cloth periodically. You may use a mild solution of bleach and water or ammonia and water (never both combined) on non-porous surfaces such as metal and glass. However, on porous surfaces such as wood (even if painted), drywall and wallpaper it is recommended that you not use bleach as it softens the fibers of the material and allows the mould spores to penetrate deeper and take hold more securely in these materials. Instead use a solution of water and hydrogen peroxide (available at any drug store).

Thanks you for your attention to this matter.

Bunny Porteous  
Senior Strata Manager  
*Per the Owners*  
Strata Plan LMS 712

BP/ys



# 住戶通知

## 如何控制過高的 濕度與潮氣

單位內部過高的濕度容易導致黴菌滋生，最終將造成大麻煩。冬季的月份，尤其是在我們這種潮濕又靠海的環境，這個問題更加嚴重。聚積在窗上或窗台上的水氣一定要擦拭乾淨，這一點很重要。這些地方所聚基的水氣，並不必然代表您的窗戶滲水。

請遵循以下這些簡單的小訣竅，就能讓您的家更乾爽，盡可能減少黴菌在貴單位內滋生的可能性。

**溫度：**屋內溫度恆常保持在夠暖的定溫。溫暖的空氣可以包容較多的濕氣而仍感覺乾爽。相對的，冷空氣無法包容同樣多的濕氣，因此當家中溫度降低時，濕氣便脫離空氣而聚積成水。如果您在夜晚或白天出門上班時，將家中溫度調得太低，或許您可以省下一時的暖氣費用，但長遠來看，您可能在製造一個更大的問題。

記住：溫暖 = 乾爽，冰冷 = 潮溼。

**淋浴和洗澡：**即使鏡面上或牆上已看不到任何水痕和霧氣，也請務必將浴室的抽氣扇至少繼續再開一個小時。浴室裡還有很多您肉眼看不到的濕氣。將浴缸和淋浴亭擦乾，以清除過多的水份。因為當這些水份終於乾透時，它們其實是變成了濕氣。不妨考慮換裝更新型的抽氣扇，或是加裝計時器或濕度控制器。

**烹煮：**不要將熱水水龍頭開得太大。水滾時，蓋著鍋蓋以留住水蒸汽。即使玻璃窗或磁磚牆上已看不到任何水痕和霧氣，也請務必將廚房的抽



氣扇至少繼續再開一個小時。用電飯鍋煮飯時，也請打開廚房抽氣扇。

洗衣：不要在家中晾乾衣物，尤其是在冬季的月份。這樣會大量增加屋內水氣。不要在壁爐前面烘乾衣物。請使用乾衣機，以便濕氣能立即經乾衣機出風管送出室外。每次使用乾衣機之前，務必清除濾網上的棉絮，以確保濕氣能順暢送出。同時出風管須每年清理一次。必要時，打開乾衣機鄰近的窗戶，以便新的乾燥空氣進入乾衣機助其空氣流通。您也可以打開浴室的抽氣扇，幫助空氣流通。

家具擺設：請務必確保在家具和對外的牆面或窗戶之間，至少保持數吋的距離，以利空氣流通。冬季時尤其如此，大型書櫃或衣櫥等不要緊靠外牆或窗戶。家具也不可以擋住暖氣管。

植物和魚缸：室內的植物和魚缸會使濕氣大量增加。如果您的家中有植物或魚缸，請一定要盡可能用其他的方法避免再製造更多的濕氣。盡可能減少室內植物數量。

清除黴斑：冬季裡，冰冷的窗邊和窗櫺上滋生出黴斑，是常見的現象，不需太擔心。只要經常擦乾淨就可以了。您可以用少量漂白水加水，或是亞摩尼亞加水（千萬不可以兩種一起使用），擦拭如金屬或玻璃等無孔的表面。但是，任何有孔的表面，如木料（即使塗了漆的木料也不可以）、牆面或壁紙，則不可以使用這類溶劑，因為它們會軟化這些材質的表面纖維，進而使黴菌更透入裡層而牢牢附著在這些材質上。此時，雙氧水（hydrogen peroxide，任何藥房均有售）加水是不錯的替代清潔劑。

謝謝您的配合處理。