

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

*Held on Tuesday, June 27, 2017 at 4:30 p.m.
in the Meeting Room
1501 Howe Street, Vancouver, BC*

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

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

BUILDING MANAGER REPORT

NIKL'S

- Repaired lock for roof access on Ocean Tower
- Due to a leak - locksmith provided access to a suite that had not provided an emergency key and owners were not available through phone calls or email
- Replaced metal grating over exhaust unit outside Beach Ave parkade entrance
- Replaced a door handle in Beach Tower
- Delivered new elevator pads for Beach Tower
- Repaired jammed patio doors for a suite in Ocean Tower and also a townhouse

COLUMBIA SEAL

- Completed IGU replacement on Townhouses and Garden Tower – IGU's for Beach and Ocean Tower are on order

ROOFING

- Roofing membrane replacement and soffit work has begun on TH02-04
- Deck membrane project on 18th floor in Ocean Tower is complete

MILANI PLUMBING

- Investigated leak Ocean Tower – building shut down and repair is scheduled for July 4th
- Investigated leak in Beach Tower – determined to be a faulty shower basin
- Milani augered partially blocked drain in Ocean Tower
- Milani completed roof drain water testing on all three towers and townhouses
- Completed repairs to the pond pump
- Replaced pump and heat exchanger in Beach Tower mechanical

- Inspected water hammer in-suite and determined it to be a toilet water supply valve not fully open

JRV SECURE SYSTEMS

- Completed repair to Beach Tower front door keyscan system

BY LAW ISSUES

- Several unpaid move out fees were charged back to owners this month
- Memo's sent to 2 suites reminding them that LMS 712 is now a non-smoking facility
- Memo sent to a townhouse requesting that they remove the hammock from the trees in the courtyard
- 20 notices sent out to residents with no valid vehicle plates or storage insurance

MISC. BUILDING ISSUES

- Probel completed the annual roof anchor inspection
- Several repairs to the irrigation system were completed
- Adjustments were made to the new patio door on TH23
- Overhead doors repaired seized motor on overhead gate #3
- 35 Residents have signed up for Milani's In-suite Plumbing inspection and service program – Milani is contacting everyone individually to set up appointments

VANCO FIRE

- Replaced fire pump in Garden Tower
- Replaced out of date smoke alarms – several suites did not provide access – list has been provided to the property manager

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held May 30, 2017 as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** It was moved, seconded and carried to approve the financial statement for May 2017.

Any owner wishing a copy of the strata corporation's monthly financial statement should contact Vancouver Condominium Services Ltd. 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
The Owners' Only section of the website can be accessed as follows:

| | |
|-----------|-----------|
| User I.D. | owners |
| Password | \$B15Sea8 |

2. **Arrears:** Eighteen Owners have yet to submit their payments for the special levy approved at the AGM or have added their levy payments on to their Strata fee automatic debit.

Owners who have not submitted payment by July 20th will be assessed monthly late fines of \$100 plus interest until payment is received in full.

Owners with accounting inquiries regarding the special levy should contact FirstService Residential account department at 604.684.5329 or email: ar.bc@fsresidential.com.

IMPORTANT

SPECIAL LEVY: A special levy was passed at the March 2, 2017 AGM to proceed with the Exterior Maintenance Project. Payment was due on March 2, 2017. This levy will NOT be added to PAD, pre-authorized debit, unless you complete the attached form. If you pay by cheque, please post-date the cheque made payable to Strata Plan LMS 712.

As a matter of financial convenience only, the owners may pay this special levy over a period of nine (9) months, such payments to be made in equal amounts on the first of each month, commencing on April 1, 2017 and ending on December 1, 2017. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* therefore does not apply.

If you are currently on our Pre-Authorized Debit (PAD) plan for strata fee payment and want to add your levy payment, you MUST STILL complete the attached Special Levy Payment PAD form and submit to our office BEFORE July 20th for payment to be withdrawn on the 1st of the following month for the second and future payments.

If you have not provided the "Add Levy to PAD" form to FirstService Residential accounting department or submitted payment, please contact the accounting department at 604.684.5329 or email ar.bc@fsresidential.com to assist you with your outstanding payments (April, May, June and July).

Alternatively, you could issue a cheque to our office or go on-line to pay for your portion of the special levy to avoid the risk of being fined.

If you have any questions on your account, please contact the Accounts Receivable Department at 604.684.5329. Thank you for your immediate attention.

3. **Invoices:**

| COMPANY | AMOUNT | DESCRIPTION |
|----------------------------|------------|---|
| Extreme Glass | \$887.99 | Broken door – 1500 Hornby Street |
| Innovative Repair Services | \$669.32 | Service call to repair patio door |
| Milani Plumbing | \$527.45 | After hours' callout. Leak in ceiling 4 th floor |
| Milani Plumbing | \$527.62 | Replace pump for AH-1 Beach Tower |
| Milani Plumbing | \$538.26 | Replace flow switch at roof mech. boiler #3 Beach Tower |
| Michael Zellan | \$535.22 | Secure web hosting for 2017, 2018, 2019 |
| JRV Secure Systems | \$3,907.57 | Replace keyscan communication boards |
| Columbia Seal Ltd. | \$8,841.00 | Supply and install vinyl windows behind Concierge desk |

| | | |
|----------------------|-------------|--|
| Access Law Group | \$724.64 | Professional services re Unit 408 flood |
| RDH Building Science | \$2,781.03 | Consulting services for period ending April 30, 2017 |
| RDH Building Science | \$18,742.50 | Consulting services for period ending March 31, 2017 |
| Final Restoration | \$24,312.29 | 1802 Deck |

4. **FSRConnect™ Website:** Owners are highly encouraged to register with FirstService Residential *Connect* Program (www.fsresidential.com) where Owners are able to obtain minutes, reports, maintenance notices and Owner's statements. This is beneficial for Owners who are away for extended periods of time to check their accounts and to prevent late fines, interest and liens against their Strata lot.

Owners on **FSRConnect™** will automatically receive monthly Council meeting minutes, AGM/SGM Notices and important building notices.

5. **Late Fine Reversal:** An Owner's request to reverse the late fines and interest for late payment of the special levy has been denied. All Owners are sent, by email and by regular mail, a copy of the AGM Notice and AGM Minutes. It is the Owner's responsibility to ensure that they adhere to the Strata Corporation Bylaws and review all minutes and important information. Owners are highly encouraged to sign up on FirstService Residential website: www.fsresidential.com "**FSRConnect™**" where they will be able to see all minutes, reports and Owner's statements to prevent monthly late fines and interest.

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.

COMMITTEES

1. **Landscaping:** Para Space was approved to replace 29 of the azaleas that did not survive the extreme winter months at a cost of \$998.

The landscaping committee is in discussion with Para Space regarding options for ground cover on Howe Street city sidewalk area to replace the grass that does not do well in the winter muddy conditions or in the summer dry conditions.

2. **Elevator Project:**

- **Tiled Flooring:** Following review of two quotes, the Council approved Vosse Contracting to remove the existing tiles and replace with new 12" X 12" marble cream coloured tiles with an estimated cost of \$13,000. Elevators will be shut down one-by-one to complete the work. Notices will be posted with the scheduled dates of elevator closures.

The Council would like to apologize to all Owners for the inconvenience and appreciate their co-operation while the work is being completed.

3. **Bike Storage and Security:** No report available this month.
4. **Fitness Centre:** The Council received quotes to install a new multi-gym universal and arc trainer to replace the failing Stairmaster. A quote will also be obtained to replace the treadmill. The cost to upgrade the fitness equipment will be included in the 2018 fiscal year budget to be approved by the Owners at the AGM.

BUSINESS ARISING

1. **Structural Maintenance/RDH:**

RDH Engineering Costs: The Council approved RDH's consulting fees for building enclosure rehabilitation project to be completed within the next 6 – 10 months as follows:

- Construction Management \$165,000
- Post design fees \$149,000

- (a) **Townhouses: 2, 3 and 4 Roof Membrane:** The Council approved a quote in the amount of \$87,570 to replace the roof membranes on townhouses 2, 3 and 4. Residents to be notified of the work schedule.
- (b) **IGUs:** The Council approved a quote from Columbia Seal in the amount of \$75,581 to replace the identified failed IGUs.
- (c) **Miscellaneous Repairs:** RDH Engineering is obtaining quotes for the maintenance leak repairs in TH5, TH6/7, TH18, units 2502 and 2802.

2. **Mechanical/Milani Plumbing:**

- (a) **Annual Roof Drain Testing:** Milani Plumbing was on site to complete an overview of the roof drains. All drains appear to be clear except for one drain where a drainage pipe has corroded creating a small leak. Milani Plumbing will provide a quote to replace the pipe.
- (b) **Heat Exchanger:** Milani Plumbing will schedule the replacement of a heat exchangers at a cost of \$6,507. A water shutdown will be scheduled to complete the work.

3. **Security/Lighting:** JRV Security will follow up with the supplier of the keyscan system to determine if the quote received on October is still valid to replace the seven keyscan control systems.

4. **Lobby Maintenance:** The following work was approved as follows:

- Ocean/Beach/Garden Tower – inset logo mats – \$12,516.82 from McCranns;
- Gold column repairs – \$9,500.00;
- 1500 Hornby Lobby – marble restoration – \$4,995.00 to be completed by Blackstone Marble Care.

5. **Bylaw Violations:** Bylaw violation letters were sent to Strata lots 52 and 215. A reminder to all Owners that 888 Beach is a **non-smoking building**.

- 42.1 *A resident or visitor must not smoke on limited common property (including balconies, patios and/or decks), common property or in a Strata lot.*
6. **Pool:** Imperial Paddock and Remdal will be on site the end of September/beginning of October to re-plaster the pool at a cost of \$13,975 plus GST and paint the pool room at a cost of \$15,603 plus GST. Notices will be posted with the scheduled dates of the pool room closure.
 7. **Strata Lot 39:** The Strata Council received a letter from the legal counsel of the previous Owners of Stata Lot 39 requesting reimbursement for the water damage repairs in the unit from a rooftop drain back-up. The letter was sent to the Strata Corporation's insurance provider to review and determine if this is a claim under the Strata's insurance policy.
 8. **Renovation Approval:** Following receipt of the required details, signed Indemnity Agreement and Trades Renovation Form, the Owner of units 513 and TH21 – 888 Beach, 608, 1205, 14009, 2101 – 1500 Hornby were approved to complete renovations.

CORRESPONDENCE

1. **Electric Car Charging Station:** An Owner has requested Council look into the installation of an electric car charging station. The Council will ask the Owner if they would like to research the costs and inquire if there are any rebate programs in place.
2. **Concierge Desk Flowers:** The Council would like to thank two Owners for their comments on the Concierge desk flowers in 1500 Hornby.

NEW BUSINESS

1. **Junk Removal Day:** Due to the successful junk removal day, the Council has scheduled a second junk removal date for September 23rd/24th.

The Strata is holding Junk Removal Days on Saturday, September 23, 2017, and Sunday, September 24, 2017, where Residents can clean out their cupboards, small furniture, etc. Residents may dispose of the following **“ACCEPTABLE ITEMS ONLY”**:

- General household items
- Small appliances
- Furniture
- Paint cans (max. 5 per unit)

Renovation/Construction debris i.e. drywall is not acceptable.

Residents are permitted to drop off their unwanted items (acceptable items only) in the area blocked off in P1 parking stalls 25 & 26, Howe St Gate Entrance, 1501 Howe St building's interior visitor parking area on Saturday, September 23, 2017, and Sunday, September 24, 2017. Items will be removed on Monday, September 25, 2017.

This is a **“ONE TIME OFFER”**. Residents are reminded that the garbage room is for garbage and recycling only, not unwanted items.

Residents are required to dispose of their own unwanted items. Residents noted disposing unwanted items in the garbage room will be charged for the cost of removal.

The cost for the previous junk pick-up was \$1,100. The Council will review the cost of the second junk removal day and assess the feasibility of the costs.

2. **Shred It.** The Strata Manager will contact shredding companies to inquire on the costs and if a truck could be scheduled during one of the junk removal days in September.
3. **Rental Bylaw Reminders:**

46. Residential rentals

46.1 *An owner, tenant or occupant must not lease or sublet a residential strata lot or any portion of a strata lot for a period of less than 3 consecutive months.*

For the purposes of bylaw 46.1, "lease" or "sublet" excludes:

- (a) *a home exchange; or*
- (b) *a lease or sublet to a family member.*

"Family member" means:

- (a) *a spouse or partner of an owner;*
- (b) *a parent or child of an owner;*
- (c) *a parent or child of the spouse or a partner of an owner.*

46.2 *Within two weeks of renting a residential strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.*

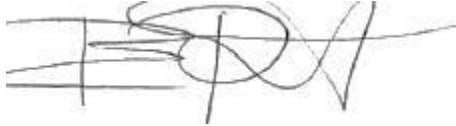
46.3 *Where an owner rents a residential strata lot in contravention of bylaw 46.1, the owner shall be subject to a fine of up to \$500.00 every seven (7) days and the strata corporation shall take all necessary steps to terminate the rental, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the strata corporation.*

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:30 p.m.

Next meeting: Tuesday, July 25, 2017 4:30 p.m.

FirstService Residential BC Ltd.



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

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

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*

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

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>