

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

*Held on Tuesday, September 26, 2017 at 4:30 p.m.
in the Meeting Room
1501 Howe Street, Vancouver, BC*

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

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

BUILDING MANAGER REPORT

NIKL'S

- Repaired fan in the gym.
- Repaired outdoor lighting timer.

COLUMBIA SEAL

- IGU replacement complete.
- Waterproofing and sealing work currently underway on townhouses.
- Sealing work on brick for TH04 has been completed.
- Repaired damaged window hinge on 15th floor.

ROOFING

- The roofing project for TH01-04 was completed on schedule.
- Membrane replacement for patio planter on TH07 has been completed.

MILANI PLUMBING

- Inspected leak into 18th floor.
- Inspected and repaired leak from 16th floor into 15th floor suite.
- Replaced leaking manifold on 9th floor.
- Repaired air conditioning unit that cools electrical room in Beach Tower.
- Repaired chlorine pump to pool.
- Quoted work required for air handling unit.
- Augered clogged drain on TH unit.

CROSS CARPENTRY

- Completed the re-tiling of porch and stairs for TH05 through TH13.

BY LAW ISSUES

- Memo sent to resident reminding them that lights suspended from their balcony ceiling is a Bylaw violation.
- Several memos sent to vehicles with no plates or insurance.
- Memo sent to owner re: repair of an oil leak from their vehicle.
- Memo sent to a resident reminding them that dogs are not allowed in the courtyard.

MISC. BUILDING ISSUES

- Blackstone Marble and Tile completed the marble floor polishing in all three towers.
- Vivo Designs completed the re-painting (marbling effect) on the columns in Ocean Tower and small columns in Beach Tower.
- Several irrigation heads were replaced and two transformers for outdoor lighting.
- Para Space completed Azalea replacement planting.
- Notices sent to suites on 26th, 25th, 24th and 23rd floors re: water splashing from improper balcony cleaning.
- Fire Pro completed annual testing of fire monitoring equipment.
- Simson Maxwell completed bi-annual emergency generator testing.
- Toilet seal leak from 13th floor into 12th floor – owners reminded they are responsible for their own repairs.
- Jacuzzi leak from 26th floor into 25th floor – owners are responsible for their own repairs.
- Memo's sent to a 4th floor suite regarding a barking dog.
- Memo sent to an Owner to keep their dog on a leash when in common areas.
- New entry mats delivered and installed for all three towers.
- Barclay Restoration repaired ceiling panel in Beach Tower upper lobby.

VANCO FIRE

- Completed annual fire equipment testing.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved, seconded and carried to approve the minutes of the July 25, 2017 Council meeting as circulated.

TREASURER'S REPORT

1. **Monthly Statements:** Following discussion, it was moved, seconded and carried to adopt the July and August 2017 financial statements.

Any owner wishing a copy of the strata corporation's monthly 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. The Owners' Only section of the website can be accessed as follows:

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2. **Account Balances:** The current balances for the period ending August 31, 2017 in the appropriate funds are as follows:
 - Total Cash Balance \$2,364,210.50 (Including CRF Balance)
 - CRF Balance \$ 509,671.84 (Contingency Reserve Fund)
3. **Arrears:** Council reviewed the accounts receivable as of September 26, 2017. There are several owners who are not up to date on their monthly strata payments, special levy payments or both. Accounts receivable reminder statements are sent to owners with outstanding balances. If you receive a statement from the strata, your account is overdue. Please contact FirstService Residential Account Department at 604.684.5329 or email ar.bc@fsresidential.com to arrange to pay your overdue amounts. Council would like to encourage all owners to use the Pre-Authorized Debit payment method for monthly strata fees and special levies.
4. **Late Fines and Interest:** The Strata Council reviewed several Owners' request to reverse the late fines and interest from their accounts. The Owners' requests were denied.

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We ask that you forward your late payment to our office made payable to "Strata Plan LMS 712" Your prompt attention to this matter is appreciated.

STRATA FEE AND SPECIAL LEVY PAYMENT BYLAWS

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 - (c) ***Courtyard Planter Alternative Plan:*** Para Space to prepare landscaping design for the courtyard planters. Cost \$700 plus GST.

2. ***Bike Storage and Security:*** The committee will obtain samples of permanent tags to install on bike racks for Owner's bikes.

3. ***Fitness Centre:*** No report available this month.

4. ***Interior Refurbishment:*** Interior work to be completed:

- Elevator floor tiles – notices have been posted with the schedule.
- Concierge desk repairs.
- Lobby lighting.
- New carpeting for the elevator lobbies and Building Manager office.

REPORT ON LITIGATION

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BUSINESS ARISING

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(a) **Ocean Tower/Garden Tower Residents' Balcony Repairs:**

**THE BALCONY RENEWAL PROJECT HAS BEEN DELAYED.
NEW PROJECTED START DATE IS MONDAY, OCTOBER 16TH**

Free edge balconies renewal / Replaced tiles with urethane / New guardrails / Flashing improvements / Soffit painting / Vent improvements

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Please remove all items from your balconies by first week of October.

If you require an area to store outdoor furniture, please see the concierge as there is space on P4 available.

Further Resident information regarding Ocean Tower Balcony Project attached.

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2. **Resident Leaks:**

- Unit 2603 – bathtub failure, minor damages to unit 2502.
- Unit 1306 – toilet seal, minor damage to unit 1206.
- Unit 901 – cooler condenser leak into unit 801.

Water damages were minor in all three incidents. Owners have been informed to contact their personal home insurance provider to complete the repairs. In addition, the Owner of the damaged unit has been provided with the information of the Owner of the unit that was the source of the leak in order to charge back the cost of the repairs.

36 Insuring against major perils

- 36.3 (a) *Strata lot owners must carry current homeowner's insurance for all contents and betterments made to their strata lot and for the strata corporation's insurance deductible should they be deemed responsible for damages;*
- (b) *Strata lot owners must insure that tenants occupying their strata lots carry current tenant's insurance for all personal effects.*
3. **Security/Keyscan Control Systems:** JRV Security was approved at a cost of \$28,994.55 to replace the seven keyscan control systems. The keyscans have been ordered with a six-week delivery time.
4. **Pool:**
- **Painting of the Pool Area:** Remdal Painting has scheduled the work to be completed during the week of November.
 - **Re-Plastering of the Pool:** The work will proceed once the painting has been completed.
5. **Bylaw Violations:** A Bylaw violation letter has been sent to a Strata lot following numerous complaints of an ongoing barking dog while the Owner is absent.
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- 5.10 *A pet owner must ensure that a pet is kept quiet, controlled and clean. Any excrement on common property or on land that is a common asset must be immediately disposed of by the pet owner. Any damage caused by a pet to the common property, including damage caused by fouling will be repaired at the owner's expense.*
- 5.13 *The strata council may, from time to time on behalf of the strata corporation, enact such rules with respect to the keeping of pets as the strata council, acting reasonably, deems necessary or desirable, provided that, in the event of any conflict between these bylaws and any such rule, the provisions of these bylaws will prevail.*
6. **Junk Removal:** Another successful fall clean-up was held on September 23rd and 24th. With the positive comments and success of the spring and fall clean-ups, junk removal days will be scheduled in the spring and fall of 2018.
7. **Renovation Approvals:** Following receipt of the required details, signed Indemnity agreement and Trades Renovation Form, the Owner of Unit 2405 1500 Hornby Street was approved to complete renovations.
8. **Fire Inspection:** The mandatory annual fire inspection was held August 21st – 25th. The Strata Manager is awaiting the report from Vanco Fire regarding units not accessed and deficiencies required to be completed.
9. **Gas Fireplace Maintenance:** Please see attached notices for complete details, dates and times of the gas fireplace maintenance. As the Strata Council is covering the cost of cleaning the fireplaces, the cleaning is mandatory.

CORRESPONDENCE

1. The Council reviewed a letter from an Owner regarding concerns with scheduling and info on Ocean Tower Balcony Project.

NEW BUSINESS

1. ***Make-Up Air Unit.*** Two quotes were received to replace the failed make-up air unit in Garden Tower. Following review, the Council approved to proceed with Milani Plumbing at a cost of \$22,750 plus GST. As this is an urgent repair, the expense will be funded from the Contingency Reserve Fund.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:00 p.m.

Next meeting: Tuesday, October 31, 2017 at 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™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.

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6. **Junk Removal:** Another successful fall clean-up was held on September 23rd and 24th. With the positive comments and success of the spring and fall clean-ups, junk removal days will be scheduled in the spring and fall of 2018.
7. **Renovation Approvals:** Following receipt of the required details, signed Indemnity agreement and Trades Renovation Form, the Owner of Unit 2405 1500 Hornby Street was approved to complete renovations.
8. **Fire Inspection:** The mandatory annual fire inspection was held August 21st – 25th. The Strata Manager is awaiting the report from Vanco Fire regarding units not accessed and deficiencies required to be completed.
9. **Gas Fireplace Maintenance:** Please see attached notices for complete details, dates and times of the gas fireplace maintenance. As the Strata Council is covering the cost of cleaning the fireplaces, the cleaning is mandatory.

CORRESPONDENCE

1. The Council reviewed a letter from an Owner regarding concerns with scheduling and info on Ocean Tower Balcony Project.

NEW BUSINESS

1. ***Make-Up Air Unit.*** Two quotes were received to replace the failed make-up air unit in Garden Tower. Following review, the Council approved to proceed with Milani Plumbing at a cost of \$22,750 plus GST. As this is an urgent repair, the expense will be funded from the Contingency Reserve Fund.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:00 p.m.

Next meeting: Tuesday, October 31, 2017 at 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™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.



GAS FIREPLACE SAFETY INSPECTIONS & MAINTENANCE

SURE FIRE GAS SERVICES will be on site conducting gas fireplace safety inspections, maintenance and cleaning for the Owners of OCEAN TOWER on:

Friday, October 13th, according to the following schedule;

1801 – 9:00	1503 – 10:00	1303 – 11:30	1103 – 1:30	903 – 2:30	703 – 4:00
1802 – 9:00	1504 – 10:30	1304 – 11:30	1104 – 1:30	904 – 3:00	704 – 4:00
1701 – 9:00	1401 – 10:30	1201 – 12:30	1001 – 1:30	801 – 3:00	601 – 4:30
1702 – 9:30	1402 – 10:30	1202 – 12:30	1002 – 2:00	802 – 3:00	602 – 4:30
1601 – 9:30	1403 – 11:00	1203 – 12:30	1003 – 2:00	803 – 3:30	603 – 4:30
1602 – 9:30	1404 – 11:00	1204 – 1:00	1004 – 2:00	804 – 3:30	604 – 4:30
1501 – 10:00	1301 – 11:00	1101 – 1:00	901 – 2:30	701 – 3:30	
1502 – 10:00	1302 – 11:30	1102 – 1:00	902 – 2:30	702 – 4:00	

Monday, October 16th, according to the following schedule;

501 – 9:00	504 – 10:30	403 – 12:00	301 – 2:00
502 – 9:30	401 – 11:00	404 – 12:30	302 – 2:30
503 – 10:00	402 – 11:30	405 – 1:00	303 – 3:00

The cost of this service is included with your Strata fees.

For further information, please contact:

Sure Fire Gas Services at 604.728.2245



GAS FIREPLACE SAFETY INSPECTIONS & MAINTENANCE

SURE FIRE GAS SERVICES will be on site conducting gas fireplace safety inspections, maintenance and cleaning for the Owners of **GARDEN TOWER AND THE TOWNHOMES** on **Friday, October 13th, 2017** according to the following schedule;

GARDEN TOWER		TOWNHOMES			
811 – 9:00	616 – 12:30	1 - 9:00	8 - 10:30	15 – 1:00	21 - 2:30
711 – 9:30	512 – 1:30	2 - 9:00	9 - 11:00	16 – 1:00	22 - 2:30
712 – 10:00	513 – 2:00	3 - 9:30	10 - 11:00	17 – 1:30	23 - 3:00
612 – 10:30	514 – 2:30	4 - 9:30	11 - 11:30	18 – 1:30	24 - 3:00
613 – 11:00	515 – 3:00	5 - 10:00	12 - 11:30	19 – 2:00	25 - 3:30
614 – 11:30	516 – 3:30	6 - 10:00	13 – 12:00	20 – 2:00	26 - 3:30
615 – 12:00		7 – 10:30	14 – 12:00		

The cost of this service is included with your Strata fees.

For further information, please contact:

Sure Fire Gas Services

604.728.2245



GAS FIREPLACE SAFETY INSPECTIONS & MAINTENANCE

SURE FIRE GAS SERVICES will be on site conducting gas fireplace safety inspections, maintenance and cleaning for the Owners of BEACH TOWER according to the following schedule:

Monday, October 16th

Floor 33 - 9:00 – 9:30	Floor 30 - 10:30 – 11:30	Floor 27 - 2:00 – 3:00
Floor 32 – 9:30 – 10:00	Floor 29 - 11:30 – 12:30	Floor 26 - 3:00 – 4:00
Floor 31 – 10:00 – 10:30	Floor 28 - 1:00 – 2:00	Floor 25 - 4:00 – 5:30

Tuesday, October 17th

Floor 24 - 9:00 – 10:00	Floor 22 - 11:00 – 12:00	Floor 20 - 1:30 – 3:00
Floor 23 - 10:00 – 11:00	Floor 21 - 12:00 – 1:00	Floor 19 - 3:00 – 4:30

Wednesday, October 18th

Floor 18 - 9:00 – 10:00	Floor 15 - 12:00 – 1:00	Floor 12 - 3:30 – 4:30
Floor 17 – 10:00 – 11:00	Floor 14 - 1:30 – 2:30	Floor 11 - 4:30 – 5:30
Floor 16 - 11:00 – 12:00	Floor 13 - 2:30 – 3:30	

Thursday, October 19th

Floor 10 - 9:00 – 10:00	Floor 7 - 12:00 – 1:00	Floor 5 - 2:30 – 3:30
Floor 9 - 10:00 – 11:00	Floor 6 - 1:30 – 2:30	Floor 4 - 3:30 – 4:30
Floor 8 - 11:00 – 12:00		

The cost of this service is included with your Strata fees. For further information, please contact: **Sure Fire Gas Services at 604.728.2245**

Owners Construction Information

Date: September 12, 2017

Project Name: 888 Beach

This document is intended to provide owners with general information on the upcoming project and is accompanied by information on site safety and expectations during construction. For specific questions please contact your property manager who can best answer or redirect your question.

Project description and method:

- t The project consists of;
 - Replacing select roof decks and all balconies at Ocean Tower, plus South facing balconies (8) on TH. Also included is work at Beach roof and Beach Tower front entrance.
 - Roof decks include all at L16 and South at L18. North decks on L18 will have new rails only.
 - Ocean Tower Balconies includes removal and replacement of all components of the balcony. New guardrails and new balcony coating.
 - TH (8 total on South facing Courtyard) balconies will have new rails and new balcony coating.
 - Exterior elevator wall improvements at Beach Tower.
 - Beach Tower front entrance includes waterproofing work at parkade slab which will include removal and replacement of front steps.
- t Scaffold will be the primary means of accessing all areas of work on Ocean Tower and TH's, with a material hoist and stair tower attached to each phase.

Schedule of work:

- t Site work will start first week of October with the placement of equipment.
- t Scaffold will be erected on Phase 1 (North Ocean Tower) starting week of October 9th.
- t Phase 2 will start approximately 1 month after scaffold has been completed on phase 1.
- t Once scaffold starts the whole site will be under construction and all areas will be subject to restrictions and caution related to safety.
- t Demolition of balcony surfaces and roofing will start as soon as scaffold is erected and debris screen and white cap is in place.
- t Project will run through into 2018 – 9 months.

Site Layout:

- t Scaffold will run around the perimeter of the building, extending approximately 5 feet from the exterior walls.
- t The front entry of Ocean Tower will be hoarded and protected for access. You will leave building as you do now.
- t Site office and first aid locations will be located in underground parking.
- t Temporary toilet will be located adjacent to the office and storage.
- t A Garbage bin will be located on Howe Street near front entrance.
- t A storage area may also be required at street level and this area will be fenced off.

Safety and expectations:

- t Please see attached "Introduction to Construction Safety for Building Occupants" for more information.
- t Owners are asked to remove ALL belongings completely from decks and balconies in work areas including plants etc., once scaffold is underway on your phase.
 - Phase 1 should remove belongings completely by Beginning of October.

- Subsequent phases will be notified closer to that date.
 - Workers are not responsible for any damage to any items left out once scaffold begins and the understanding will be if items are remaining they are to be removed by demolition crews.
- t Demolition involves the physical removal of the existing surface. This process will be loud and dusty but will be completed quickly. Owners should remove pictures or mirrors or other items that may fall from the outside walls ahead of this activity so as not to suffer any damage. Workers cannot be held responsible for any damage that may occur to interior decoration that has not been removed.
- t Caution tape and signage must be strictly adhered to by residents. Be aware around these areas.
- t Do not touch or go near tools and construction equipment.
- t Bins are for construction debris only – no household garbage please as we cannot dump it mixed with construction materials so it will be removed and left on site.
- t Security – all workers have 888 Beach stickers on hard hats and residents should be aware of people without appropriate ID on hard hats.
- t Working hours will be 7.30am until 4pm Monday to Friday with occasional Saturday work if required (but this is rare).

We will do our very best to ensure that through the duration of the project you will experience the minimum amount of inconvenience as possible, however it is important to remember that this will be a construction site with related noise etc and your understanding will be very much appreciated.

Notices will be posted by the superintendent in elevators and common areas periodically to advise residents on progress and any changes they should be aware of.

Please see following pages for more detailed information on site safety.

Thank you.

RDH Building Science Inc

August 29,2017

Dear Ocean Tower Residents and Town Homes in proximity,

The balcony restoration project for Ocean Tower is scheduled to begin on October 01 and last for approximately 7 months. The tower will be completely rain screened and scaffold will be installed to provide access onto the balconies for the workers.

Please be advised that all personal items/planters/furniture must be removed off every balcony prior to October 01. This is an owner responsibility - not the strata. A temporary storage area on P4 is available if you need storage space for furniture.
(see the concierge for more info)

Also, the project will be very noisy - excessively so at times - with jack hammering and various degrees of construction related noise for the duration.

RDH Engineering will have a project manager onsite at all times to manage the project and more information will be forthcoming before the project begins from him.

Best Regards,
Shannon Brown
Building Manager-888 Beach-LMS 712
604-618-0453