

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

*Held on Thursday, April 26, 2018 at 4:30 p.m.  
in the Meeting Room  
1501 Howe Street, Vancouver, BC*

<b>COUNCIL IN ATTENDANCE:</b>	Mike Gallagher	President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Andrew De Benedictis	
<b>REGRETS:</b>	Jeff Sodowsky	Vice-President
	Marilou Appleby	
	Katherine Morgan	
<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**

**NIKL'S**

- Repaired locks on mailroom door in Ocean Tower and lock on P2 storage room door.
- Electrician replaced several burned out ballasts in the parkade.
- Replaced sconces in Beach and Garden Tower lobbies.
- Cleaned out sumps on P4 and grates across the parkade entrance ramps – repair underway to one of the sump pumps on P4.
- Welder repaired several areas on Danny's trailer.

**RDH**

- Investigation of leak from Howe St entrance ramp into ceiling of P2 parkade – report to follow.
- Inspected water marks on ceiling in Ocean Tower that could possibly originate from the roof work – report to follow.

**MILANI PLUMBING**

- Repaired leaking water supply line that leaked from toilet into a suite below – owner of leaking toilet is responsible for the cost of the repairs.
- Replaced parts to repair the drinking fountain in the pool area.
- Completed regular maintenance work in all the mechanical rooms.
- Repaired leak into mechanical room on Garden Tower.

**BY LAW ISSUES**

- 2 separate suites were charged back for cleaning up oil leak in their parking stalls.

- 2 memos were sent out to residents advising them to discontinue smoking in their suite/balcony.

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

- Several repairs to the gym equipment including the rowing machine and treadmill – new weight bar ordered and received.
- Overhead door replaced the bearings and greased gate #4 leading into P2.
- Progressive Waste repaired 4 of the garbage bins with loose wheels.
- IGU measurements have been taken for all units that reported foggy windows this year.
- Repaired card error on Ocean Tower fire panel.

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

It was moved, seconded and carried to approve the minutes of the March 27, 2017 Council meeting as presented.

#### **FINANCIAL STATEMENTS**

1. **Accounts Receivable:** Following discussion, it was moved, seconded and carried to adopt the March 2018 financial statements as circulated.

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](http://www.888beachvancouver.com). The Owners' Only section of the website can be accessed as follows:

User I.D.	owners
Password	\$B15Sea8

2. **Accounts Receivable:** The Strata Manager and FirstService Residential Accounting Department continue to follow up with Owners in arrears. For all accounting inquiries, please contact FirstService Resident Accounts Receivable at 604.684.5329 or email [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).

In accordance with the Strata Bylaws, it is the Owner's responsibility to provide payments on time or a late fine will be assessed to the Owners account on a monthly basis until payment is received in full. Owners are sent all AGM/SGM Minutes which outlines payment terms. Please understand **FSRConnect™** CANNOT automatically deduct Special Levy payments from Owners accounts without Owner approval. Payment details are outlined in the AGM/SGM Notice and Minutes.

If you are absent for extended periods of time, you are recommended to register with FirstService Residential Connect website [www.fsresidential.com](http://www.fsresidential.com) (see attached form).

#### **2. *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.*

- 2.3 *A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.*
  - 2.4 *Where an owner fails to pay a special levy in accordance with bylaw 2.3, outstanding special levies may be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, failure to pay a special levy on the date or dates payable will result in a fine of up to \$200 for each contravention of bylaw 2.3.*
  - 2.5 *The strata corporation will apply any funds received from an owner towards any amounts outstanding from an owner to the strata corporation in the following order:*
    - (a) *unpaid fines;*
    - (b) *unpaid interest;*
    - (c) *unpaid insurance deductibles for which the owner is responsible;*
    - (d) *unpaid fees and charges;*
    - (e) *unpaid strata fees;*
    - (f) *unpaid special levies.*
3. **FSRConnect™ Website:** Owners are highly encouraged to register with FirstService Residential *Connect* Program ([www.fsresidential.com](http://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, building notices and financial statements, etc.

4. **Invoices:** The following invoices were approved for payment:

COMPANY	AMOUNT	DESCRIPTION
Columbia Seal	\$91,424.78	Ext. Maintenance Project – February
Final Restoration	\$58,145.88	Ext. Maintenance Project – February
Hamza Demolition	\$8,788.50	Ext. Maintenance Project – February
Link Design	\$49,707.00	Ext. Maintenance Project - February
Skyline Scaffold	\$37,434.60	Ext. Maintenance Project – February
TRM Projects	\$21,168.00	Ext. Maintenance Project – February
Milani Plumbing	\$20,416.20	AC Electrical Vault
HUB International Insurance	\$149,826.00	Strata Renewal
JRV Secure Systems	\$4,057.79	Keyscan Receiver and Fobs
JRV Secure Systems	\$896.30	DRV upgrade
RDH Building Science	\$9,170.09	Ocean Tower Rehab. – January
RDH Building Science	\$35,737.00	Construction Management – January

Milani Plumbing	\$2,094.82	6 <sup>th</sup> Floor Leak
Milani Plumbing	\$763.00	Recirc. Line Leak – 504
Nikls "One Call" Property Services	\$669.32	Door Repair
Milani Plumbing	\$1,112.86	P2 Recirc. Line Leak
Milani Plumbing	\$1,867.09	Boiler Gas Valve
Milani Plumbing	\$1,032.15	P1 Sump Leak
Simson Maxwell	\$1,631.27	Emergency Generator Testing
Prairie Construction Equipment	\$2,294.59	Tractor Repairs
Milani Plumbing	\$8,925.00	04 Riser Re-Pipe
Reid Hurst Nagy	\$6,394.50	2017 Audit
Nikls "One Call" Property Services	\$736.31	Electrical Repairs
Imperial Paddock	\$966.00	Pool Light

### COMMITTEES

1. **Landscaping:** Para Space will provide a proposal for the townhouse planters that were emptied during the Ocean Tower Project. The work will be scheduled once the scaffolding has been taken down at the beginning of June.
2. **Bike Storage and Security:** No report this month.
3. **Fitness Centre:** The Strata Manager was requested to order the approved multi-stack gym at a cost of \$8,180 and total body arc trainer at a cost of \$5,998. Funding was approved in the budget at the last AGM.
4. **Refurbishment:** No report this month.

### 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:** Schedule as follows:
  - (a) **Update on Project:**
    - Phase 1:
      - East and north tower:
        - complete.

West Tower:

- complete.
- Scaffold being removed. Deck at 5<sup>th</sup> floor to be removed next week.

South East Tower:

- Flashings completed.
- Rails – 3 floors complete.
- Scaffold to be down May 8<sup>th</sup>. Removal starts in ten days.

South West Tower:

- Sloping completed.
- Top coat starts today.
- Rails to start next week.
- Scaffold to be down May 15<sup>th</sup>.

Courtyard THs:

- Scaffold complete Wednesday. Shrink wrap Thursday.
- Demo starts next week.

Beach Tower Roof:

- Sealant to complete.

Beach Front Entry:

- Work starts this week.

Ocean Roof:

- Completed.

- (b) **TH 8 Planter:** There is a reported water ingress from the planter at TH 8. Council has asked RDH Engineering to review the other townhouses along the Seabreeze to determine whether there are additional leaks from the planters because we have recently dealt with similar problems in TH 6 and TH 7.

2. **Mechanical:**

- (a) **Water Storage Tanks:** The Council reviewed quotes from Milani Plumbing and Ashton Plumbing to replace the 15 original water storage tanks. Following discussion, the Council approved Milani Plumbing to replace the 15 original water storage tanks at a total cost of \$102,145 plus GST.
- (b) **Sump Pump:** Council approved a quote in the amount of \$3,233 plus GST to remove the original failing sump pump and replace with a new commercial pump.

3. **Maintenance:**

- **Handicap Door Operators:** A Council member has volunteered review all doors and provide a list of doors that could have handicap access system installed to facilitate access.

4. **Depreciation Report:** The Strata Manager will follow up with RDH Engineering regarding the required documentation to update the Depreciation Report at a cost of \$15,500 as approved by the Owners at the AGM.

5. **EV Charging Stations:** No report this month.

6. **Trickle Charging Rule:** The Council approved a new Rule for trickle charger usage in the parkade only.

Electrical outlets are to be used for trickle charger to maintain an owner's vehicle battery when absent for extended periods of time or when a vehicle is being stored. The outlets are not to be used for charging electric vehicles (maximum output of 2 amps). Residents who wish to install an electrical outlet to use a trickle charger must have a concrete post beside their parking stall and provide a copy of an electrician's proposal (120v only) for approval to the Building Manager. The installation and maintenance of the electrical outlet will be at the Owner's cost.

The following strict guidelines must be adhered to when using electrical outlets in the parkade for a vehicle trickle charger to maintain your battery when you are absent or your vehicle is being stored:

- Details of the vehicle trickle charger to be used must be submitted to the Building Manager for approval.
- All chargers must automatically switch to a maintenance mode when a charge is complete.
- All chargers must be warranted as free of creating a fire hazard.
- Chargers must have a CSA or ULC safety certification.
- Residents' dates of usage must be reported to and approved by the Building Manager.
- If an extension cord is being used, it must have a heavy duty rating of 12/2 or 10/2.
- Extension cords must not be wrapped along or around metal fire sprinkler piping or laid across the concrete flooring.

7. **Renovations:** Following receipt of the required details, Indemnity Agreement and Trades Renovation forms, the Owners of unit 1601 1501 Howe and 1508 1500 Hornby were approved to complete renovations.

**CORRESPONDENCE**

1. Council reviewed a letter from an Owner regarding recommendations for the best plant materials for three planters on the Owner's deck.

The Building Manager is following up with Para Space on the Owner's recommendations.

### **NEW BUSINESS**

1. **Telus Fibre Optic:** Council reviewed a proposal/agreement from Telus to install fibre optic within the building. Council will review further and if in agreement to proceed, a resolution for change of appearance to common property would be presented to the owners at the next AGM.
2. **Roof Anchor Inspection:** The mandatory annual roof anchor inspection will be completed on May 14<sup>th</sup> by Pro-Bel.
3. **Decking on Balconies:** With the completion of the balcony membrane replacement, several Owners have inquired about balcony decking.

Owners are recommended to install Kandy Outdoor Flooring using either a contemporary composite in Woodsmoke or Geometric Flow in grey.

Please contact the Building Manager to obtain an Alteration Form for Council's review. Outdoor Flooring is not to be attached to the building envelope deck.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:20 p.m.

**Next meeting:** Tuesday, May 29, 2018 at 4:30 p.m.

**FirstService Residential BC Ltd.**



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

**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.