

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

*Held on Tuesday, July 31, 2018 at 4:30 p.m.
in the Meeting Room
1501 Howe Street, Vancouver, BC*

COUNCIL IN ATTENDANCE:	Mike Gallagher	President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Andrew De Benedictis	
	Katherine Morgan	
	Daniel Wang	
REGRETS:	Jeff Sadowsky	Vice-President
SENIOR STRATA MANAGER:	Bunny Porteous	FirstService Residential

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

BUILDING MANAGER REPORT

Nikls "One Call" Property Services

- Repaired patio door latch for an Ocean Tower owner.

RDH

- Investigated vent problem on the outside of a townhome. Report to follow.
- Report to follow after investigation of a leak through concrete ceiling on P2.

Milani Plumbing

- Repaired leak in hot water recirc line in Ocean Tower
- Serviced boiler/pump in Ocean Tower due to a drop in pressure on a hot water tank
- Quarterly maintenance of all the mechanical systems is underway.

By Law Issues

- A noise memorandum was sent to a Resident for late night noise
- Memorandum sent to a Garden Tower resident for laundry drying on balcony and installing a hammock with twinkle lights on the balcony/railings – items were removed.
- Our overnight Concierge towed two vehicles this month after they received several notices for parking overnight on P1
- A No-smoking memorandum was sent to 2 different residents last month.

Misc. Building Issues

- Para Space completed roof top planter maintenance
- Quote received from Para Space for courtyard planter renewal
- Several areas on the irrigation system were repaired
- Due to a vehicle accident, damages to overhead gate and the sprinkler system had to be repaired.
- Procan replaced electrical receptacles on 5th floor roof top planters
- Roof and sealant work completed on a town house

- Sealant work completed on all town home windows except those along Beach Ave – they are scheduled for next week as follows:

TH 21 - Tuesday July 24 to Friday July 27

TH 22 – Friday July 27 to Tuesday July 31

TH 23 – Tuesday 31 to August 2

TH 24 – August 2 to August 7

TH 25 – August 7 to August 10

TH 26 – August 10 to August 15
- Columbia Seal/IGU replacement completed for Ocean Tower and Town homes
- Cross Carpentry completed drywall repairs in Ocean Tower and Garden Tower. Due to leaks the plumbers had to open walls in order to access piping for repair.
- Cross Carpentry completed maintenance painting on the 24th floor Beach tower, sanded primed and painted a rusty roof door on Garden tower, replaced molding and painted Garden Tower lobby entry.
- Canadian Pest Control added a few additional bait stations outdoors.
- KJA Consultants completed the independent elevator inspections.
- Carpeteer completed emergency carpet cleaning in BT and GT lobbies
- Allstar is currently completing Town home, Ocean and Garden Tower window washing.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved, seconded and carried to approve the minutes of the June 26, 2017 Council meeting as presented.

TREASURER'S REPORT

1. **Monthly Statements:** Following discussion, it was moved, seconded and carried to adopt the June 2018 financial statement as circulated.

Owners may go to the Strata's website www.888beachvancouver.com to view the financial statements. 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.

The Strata Manager will follow up with the few Owners who have yet to submit the final payment of the "Exterior Maintenance" special levy.

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.

3. **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, building notices and financial statements, etc.

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

COMPANY	AMOUNT	DESCRIPTION
Nikls "One Call" Property Services	\$1,302.00	Pump maintenance
Columbia Seal Ltd.	\$5,227.13	Payment #5
Final Restoration Ltd.	\$33,532.09	Payment #5
Link Design Services Inc.	\$919.01	Payment #5
Skyline Scaffold	\$9,445.57	Payment #5
TRM Projects	\$27,616.68	Payment #5
Van der Kerhof Masonry	\$43,470.00	Payment #5
Final Restoration	\$68,051.34	Payment #1

COMMITTEES

1. **Landscaping:** The Council approved a quote in the amount of \$34,500 to replace the soil and plantings in the six townhouse planters following the replacement of the planter membranes.
2. **Bike Storage and Security:** No report this month.
3. **Fitness Centre:** No report this month.
4. **Refurbishment:** The committee is seeking samples for the elevator lobby lights of 1501 Howe Street.
5. **EV Charging Stations:** 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 Engineering:***
 - (a) ***RDH Engineering/Columbia Seal:*** Columbia Seal is proceeding with the identified replacements of the failed IGUs. Owners are being notified when the IGUs will be replaced.
2. ***Maintenance:***
 - (a) ***Window Cleaning:*** Allstar Window Cleaners have completed the building and window cleaning of Ocean Tower and the townhomes and are following up with Residents' deficiencies. Residents should contact the Building Manager with any window cleaning concerns.
 - (b) ***Townhouse Steps:*** Rob Cross has been approved to replace the tiling on the townhouse steps that were not previously re-tiled. Owners will be notified with the scheduled dates.
 - (c) ***Elevator Assessment:*** KJA Elevators completed their review of all the elevators and will submit a report to Council with maintenance concerns and a future capital plan for modernization of the elevators.
3. ***Depreciation Report:*** RDH Engineering is proceeding with the update of the Depreciation Report completed by Halsall Engineering in 2013; a draft should be available for Council's review in the fall.
4. ***Sprinkler Pipe Incident:*** The gate and sprinkler repairs have been completed from the unfortunate incident where an Owner's vehicle hit the entrance gate and a sprinkler head. An insurance claim was filed. The Owner has been charged back for the Strata Corporation's \$2,500 all risk insurance deductible.
5. ***TH8/Leak:*** During the month of May, while completing renovations, the new Owners of TH8 discovered moisture under the the floor. RDH Engineering was contacted and discovered a failed membrane on the deck planter which has been replaced. The Owner also noted water dripping into their parking stall. Milani Plumbing was contacted and discovered a cracked drain pipe behind the kitchen sink which has been repaired. The Owner contacted their insurance to complete the repairs. At this time, the Owner's insurance adjuster has requested the Strata Corporation review the damages as it appears the damages may exceed the Strata Corporation's \$25,000 deductible.

CORRESPONDENCE

1. A Bylaw violation letter has been sent to a Resident following a complaint of cigarette butts being dropped over the balcony landing onto a deck below. The Owners of the unit happened to be home and discovered burn holes from a lit cigarette on their deck carpeting and furniture. They have requested reimbursement for replacement of their deck furniture.

A reminder to all Residents, 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.*

NEW BUSINESS ARISING

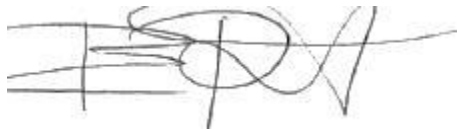
1. **Bylaw Amendments:** The Council is reviewing the Pet Bylaw and may consider amendments for the next AGM.
2. **Mobi Bikes:** An email was received regarding the proposed installation of Mobi Bikes at 800 Beach Avenue. The Council will follow up with their concerns with the location of the Mobi Bikes station.
3. **Packages:** There has been an increase of deliveries of packages as a result of people shopping on line. As there is a lack of space to store the packages Residents are requested to please pick up their packages as soon as possible. The Strata Corporation will not be held responsible for lost or stolen packages.

TERMINATION OF MEETING

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

Next meeting: Thursday, August 30, 2018 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.