

CHÍ DŨI ĐUAI TROIC Xim não nãgudí dích ðò	சீடி டுயி டுயி த்ரோயிசு கிம் நாஓ நாஓகுடி டிச்சி டிஓ
INFORMATION IMPORTANTE Buespe siguien que le traduce	தகவல் முக்கியமானது உங்களுக்குத் தரப்பட்டுள்ளது
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	கவனம் செலுத்த வேண்டுகிறோம், கீழ்க்கண்டவைகளைத் தரவேண்டுக.
IMPORTANT INFORMATION Please have them translated	கவனம் செலுத்த வேண்டுகிறோம்

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

*Held on Tuesday, March 26, 2019
Within the Meeting Room
1501 Howe Street, Vancouver, BC*

COUNCIL IN ATTENDANCE:	Mike Gallagher	President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Kitty Morgan	Member
	Daniel Wang	Member
	Andrew DeBenedictis	Member
	Deborah Austin	Member
BUILDING MANAGER:	Narendra Chandra	
STRATA MANAGER:	John Boschert	FirstService Residential

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

IMPORTANT INFORMATION TO OWNERS

RE: PAYMENT OF STRATA FEES / FSRCONNECT REGISTRATION / FORM K

1. Owners are reminded to submit updated PAD forms for convenient automatic withdrawal of Strata fees. **If you require assistance in setting up payment arrangements or have any questions related to your account, please contact our Accounts Receivable directly at ar.bc@fsresidential.com or 604.684.5329.**
2. The Strata Council would like to encourage all Owners to register themselves as users of **FSRConnect™** in order to have online access to the Council Meeting Minutes, Strata Corporation financial records, the Strata’s Bylaws and Rules, Engineering Reports, Building Notices, Owners’ individual accounts and other general interest public information. **To register, please follow the instructions on the last page of these minutes.**
3. **Assistance and Access for Residents with No Current Form K:** Owners are advised that the front desk will be limited in their ability to assist occupants not included in the unit information or Tenants that do not have a current Form K on file identifying them as associated with a particular Strata lot. **Owners not in compliance with the Form K bylaws are subject to bylaw infraction notification, which may result in applicable fines.**

Owners are advised of the importance of ensuring that a current Form K is on file with the Strata Corporation and is updated at any time there is a change in tenancy and occupants are listed in the unit information.

This includes ensuring that information is updated at any time the unit is no longer Tenanted, as current mailing and contact information on file will require updating if changed to being Owner occupied.

BUILDING MANAGER'S REPORT

Council has reviewed the monthly report provided by the Building Manager. Specific items to be discussed and actioned, as contained in the report, will be directed to the building manager and Strata management by Council for completion by the appropriate service provider or follow up by on-site building services. Items to note:

1. ***Semi-annual Junk Removal Day:*** To be scheduled for April; Residents will be notified accordingly once a date and time is confirmed for the semi-annual disposal.
2. ***LED Lighting Install:*** The rooftop lighting installation has been approved and scheduled to proceed.
3. ***Michael A Smith Duct Cleaning:*** There are a number of Strata lots to yet complete the annual duct cleaning. Scheduling and notice to the remaining units pending.
4. ***Vanco Fire Protection:*** There are a number of Strata lots to yet complete the annual fire inspection. Scheduling and notice to the remaining units pending.
5. ***Fireplace Cleaning: Quotes for review pending.*** Residents will be notified accordingly once a date and time is confirmed for the service.
6. ***Window Washing:*** Council has decided to proceed with the proposal submitted by Pacific Heights Services with a request for a 10% discount or courtesy awning/glass canopy cleaning at intervals midway between services. Residents will be notified accordingly once a date and time is confirmed for the service.
7. ***Elevator Keys:*** It was completed, the keys were obtained for onsite and provided to Fire Department as requested.
8. ***General Electrical Service Provider:*** It was discussed to look at alternate service providers for electrical maintenance. Building Manager to investigate and provide recommendations.
9. ***Security Camera Installation:*** Building Manager to provide recommendations and obtain quotes for installation of additional camera.
10. ***Pest Control:*** Concerns have been raised about birds and soiling the building and common property. Our pest control service provider will be consulted to provide recommendations for consideration.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

1. It was moved and seconded to approve the Minutes of the Strata Council Meeting held on February 28, 2019 with one amendment noted below. **CARRIED.**

Delete: Guest Business: Hearing SL 177: was conducted at the previous meeting as minuted.

TREASURER'S REPORT

1. **Review of Accounts Receivable:** Council reviewed the Accounts Receivable Report and noted there are 11 Owners who currently owe amounts to the Strata. Those Strata lots with outstanding payments to the Strata Corporation have been notified accordingly for the reporting period. Owners who may be in arrears to the Strata Corporation are advised to make payment arrangements in order to avoid penalties and further collection action.

(a) It was moved and seconded to lien SL 29. **CARRIED.**

Owners are reminded that Strata fees are due on the 1st of each month. The Council thanks all Owners who have made their monthly Strata fee payments in full and on time each month.

Owners are required to submit a PAD form, post-dated cheques or arrange for direct deposit through their financial institution for payment of Strata fees.

If you require assistance in setting up payment arrangements or have any questions related to your account, please contact our Accounts Receivable directly at ar.bc@fsresidential.com or 604.684.5329.

2. **Report on Unapproved Expenditures:** There are no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures.
3. **Monthly Statement(s):** It was moved and seconded to approve the financial statement(s) for February 2019. **CARRIED.**

Note: The January/February 2019 final statements do not yet reflect the approved budget figures as passed at the March 5th Annual General Meeting.

Owners may also view the most recent financial statement and are encouraged to log onto **FSRConnect™**. The financial statement can be viewed by logging into your account, clicking on "Forms and Documents", then "Financial Document", and then selecting the desired file.

4. **Audit 2018:** The 2018 audit has been reviewed and approved by Council.

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. **Fitness Centre:** Council has approved the recommendation to increase the pool testing service by Imperial Paddock Pools to 7 days per week to provide weekend coverage.
2. **Landscaping:** Council has approved the recommendation to proceed with a portion of the scope of work for boulevard maintenance.
3. **Elevators:** A follow up review of the preventative maintenance service and occurrence call back logs will be coordinated with KJA Consultants in 6 months time.

Concerns have been escalated to the management at ThyssenKrupp Elevator and a meeting is pending with representatives from the service provider, KJA Consultants and Strata Committee Members.

4. **Indemnity Agreements and Renovation Approval:** The updated renovation approval package with instruction and information for Owners in submitting renovation applications is completed. For your convenience, the manual is available on FSRConnect or from your on-site Building Manager.
 - (a) **Renovation / Indemnity Agreement Approval SL 170:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
5. **Personnel:** Committee Members were updated on the personnel reviews that have been completed as well as training that has been recommended for Concierge staff. Recently hired staff members have completed their mandatory probationary period; benefits and payroll have been advised.

BUSINESS ARISING

1. **Directives Review:** The directives from the previous Council Meeting have been reviewed with Council and Council is satisfied that they are being attended to at the present time. All items currently in progress are contained in these minutes.
2. **Townhouse Steps and Door Replacement:** New townhouse doors installation dates have been provided to Owners. Due to manufacturer accessibility, door replacements to will be as close to the exiting design as possible.
3. **Bylaw Review:** Council reviewed estimates provided for a full bylaw review by a law firm. There will be considerable time involved for legal and Council review of the potential amendments. The following have volunteered to participate as the bylaw review Committee and provide recommendations to Council: Volunteer Council members Deb Austin; Daniel Wang; Kitty Morgan.
4. **Houle Electrical Vault Maintenance:** The preventative and mandatory electrical vault maintenance is in progress.
 - (a) There will be electrical power service interruptions during the maintenance activities. Residents will be further notified and reminded as to service interruption dates and times. Please note the following dates:

Standby Circuit: Saturday, April 27, 2019 – Power out starting at 11:00 p.m. for approximately 6 hours.

Running Circuit: Saturday, May 4, 2019 – Power out at 11:00 p.m. for approximately 5 hours.

Additional security will be arranged during the service as required.

5. **RDH Building Science Update:** Current projects ongoing or under investigation:
 - (a) **Ocean Tower Entrance/Planters:** The project to address water ingress to a number of Strata lots has been substantially completed. RDH Building Science to provide comment on concerns raised to Council over the south planter and existing landscaping.
 - (b) **Garden Tower Roof Project:** Council has approved the submitted change order and the project is in progress for the approved scope of work.
 - (c) **Seabreeze Area / Parking Level:** RDH Building Science has noted potential water ingress from the planter area above the parkade resulting in concrete spalling evidenced on the P1 level. This is to be investigated further for recommendations on project scope, estimated cost and urgency.
6. **RDH Building Science Depreciation Report Renewal:** Council is currently reviewing the draft report provided by RDH Building Science. Once finalized the updated report will be distributed to Owners.
7. **P2 Beach Tower A/C Unit:** It was moved and seconded to table. **CARRIED.**
8. **Electric Vehicle Charging:** Council will be reviewing information provided related to the installation of electrical vehicle charging stations and seek legal clarification to the current bylaw/rules for governance and change of use considerations.

It was moved and seconded to table. **CARRIED.**
9. **Automatic Door Opener Project:** Council is conducting further review of the budget quotes and scope of work for the installation of automatic door openers at various locations throughout the building.

Mike Gallagher was excused at this point in the meeting.
10. **SL 25/26 Exterior Planter / Tree Review:** RDH Building Science to investigate and provide recommendations to Council for further review based on findings. The Strata landscaper will also be requested to review and provide comments on current plantings.
11. **Exhaust Vent SL 14:** It was moved and seconded to approve the scope of work. **CARRIED.**
12. **RDH Building Science Air Conditioning Installations / IGU Review:** The window replacement project survey is complete and current AC window installations have been reviewed. There is no further action required at this time.
13. **RDH Building Science Engineering A/C Installation Guidelines / Manual:** Morrison Herschfield has been requested to provide a quote to complete an AC installation guideline manual; the proposal is pending at this time.
14. **Proposed Voluntary Dispute Resolution Meeting:** The proposed date of the meeting has been postponed and will be rescheduled upon confirmation and availability of all parties.

CORRESPONDENCE

1. ***Bylaw Violation Summary Report:*** Owners are advised that they are requested to complete a bylaw complaint form, which is available on **FSRConnect™** or at the front desk and submit to the Property Manager for Council's review and consideration.
 - (a) ***Bylaw Infraction Notification Re: Noise SL 103:*** It was moved and seconded to issue an alleged bylaw infraction notification. **CARRIED.**
 - (b) ***Bylaw Reminder Notification Re: Parkade Oil Leak SL 255:*** Decision pending on assessed any fine, partial clean up completed and further attention is required to resolve.
 - (c) ***Bylaw Infraction Notification Re: Noise SL 103:*** It was moved and seconded to fine in the amount of \$200.00. **CARRIED.**
 - (d) ***Bylaw Infraction Notification Re: Move SL 196:*** It was moved and seconded the matter has been resolved satisfactorily. **CARRIED.**
 - (e) ***Access Notification SL 185 Re: Bylaw Verification:*** It was moved and seconded to issue an alleged bylaw infraction notification. **CARRIED.**
 - (f) ***Access Notification SL 177 Re: Bylaw Verification:*** It was moved and seconded to issue an alleged bylaw infraction notification. **CARRIED.**
 - (g) ***Bylaw Infraction Notification SL 177 Re: Unapproved Alterations to Common Property:*** It was moved and seconded to issue an alleged bylaw infraction notification. **CARRIED.**
 - (h) ***Bylaw Infraction Notification SL 257 Re: Unapproved Alterations to Common Property:*** It was moved and seconded to issue an alleged bylaw infraction notification. **CARRIED.**
 - (i) ***Bylaw Infraction Notification SL 234 Re: Unapproved Alterations to Common Property:*** It was moved and seconded to issue an alleged bylaw infraction notification. **CARRIED.**
2. ***Correspondence Received Re: Resident Use of Common Property for Photos:*** It was moved and seconded to approve. **CARRIED.**
3. ***Correspondence Received Re: Request for Council to Review SL Installation:*** Correspondence related to clarification as to the installation of a gas appliance. It is noted by Council that the installation referenced was approved prior to the study on infrastructure capacity and the bylaws were subsequently amended accordingly prohibiting gas appliance installation.

NEW BUSINESS

1. ***Annual General Meeting Review:*** It was discussed and requested as a courtesy to all Residents that during such gatherings consideration be extended to those with scent sensitivities. All attendees and management/volunteers forgo any fragrances in consideration of those with fragrance sensitivities, asthma, allergies and other respiratory ailments.

ADJOURNMENT OF MEETING 2010

There being no further business, the Council Meeting was adjourned at 6:25 p.m.

Next Meeting: Tuesday, April 30, 2019 at 4:30 p.m.

FirstService Residential BC Ltd.



John H. Boschert
Strata Manager
Per the Owners
Strata Plan LMS 712

JB/vp

Email: info.bc@fsresidential.com

General: 604.683.8900 (24 hours' emergencies)

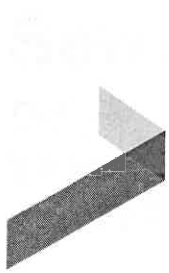
Customer Care Centre: 1.855.273.1967 (24 hours' non-emergency)

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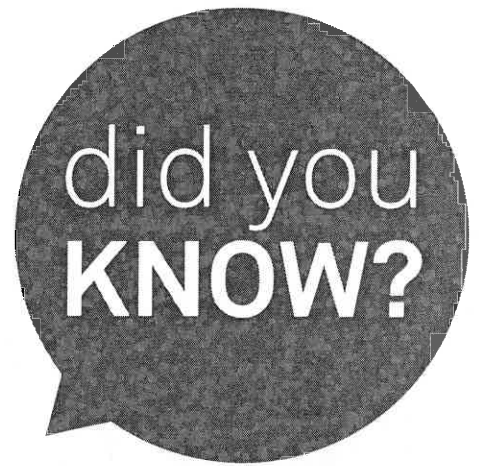
Please keep a copy of these Minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

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.



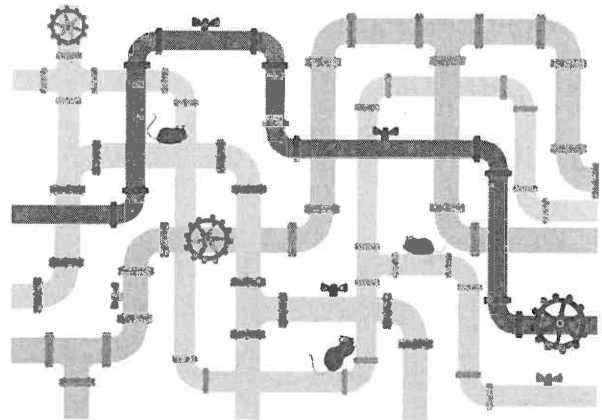
**FS Insurance
Brokers**



Sewer Line Clogs

Did you know that flushing foreign objects down toilets can cause major backups and losses by preventing the passage of material through the piping system? **Don't flush the following down the toilets:**

- disposable cleaning cloths
- wash cloths
- diapers
- kitty litter
- food
- hair
- trash



If a foreign object was flushed down your toilet, you can try snaking it from the drain, but be careful not to push the object further along. If snaking doesn't work, it is advised that you contact a plumber. It is better to spend money to unclog the toilet instead of paying for the repairs of an entire plumbing system that has backed up! Remember, the larger your building, the more extensive the plumbing system and the more extensive potential damages can be. Fast action is necessary!

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