

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

Held on Tuesday, August 3, 2021
Via Video Conference

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Mike Gallagher	Member
	Kitty Morgan	Member
	Kerry Isbister	Member
BUILDING MANAGER	Narendra Chandra	
STRATA MANAGER:	Mikhail Ratchkovski	FirstService Residential

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

IMPORTANT INFORMATION TO OWNERS

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

- 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.**
- 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 public information of general interest. To register, please follow the instructions on the last page of these Minutes.
- **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 a 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. Form K must be updated at any time there is a change in tenancy to ensure that the occupants are listed as part of the unit information.

This includes ensuring that information is updated at any time the unit is no longer tenanted, as the current mailing and contact information on file will require updating if there is a change to the unit being Owner occupied. It is essential that Owners provide their email address to the Building Manager and sign up for **FSRConnect™**. If there were an emergency, Owners would receive an email from both the Building Manager and **FSRConnect™**.

BUILDING MANAGER'S REPORT

Council has reviewed the monthly report provided by the Building Manager. Specific items to be discussed and acted upon, as contained in the report, will be directed to the Building Manager and Strata Manager by Council for completion by the appropriate service provider or follow up by onsite building services.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Minutes of May 25, 2021 and June 29, 2021 were approved.

COUNCIL RESIGNATIONS / APPOINTMENTS

It was noted that Doug McDougall has resigned from the Strata Council as he has sold his unit and will be moving to the Okanagan. Kerry Isbister, who is a member of several Strata committees, has been appointed as a new member on Council to fill the vacant spot.

FINANCIAL REPORT

1. **Monthly Statements:** After review and discussion, it was moved, seconded and carried to adopt the June 2021 financial statements as presented. The amounts reported in the "YTD Budget" and the "Total Budget" columns are the 2020 budget amounts. The Owners will be asked to approve the 2021 budget at the Annual General Meeting ("AGM"). See the "Annual General Meeting" section below for more details.

Any Owners 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:

User I.D. owners
Password \$B15Sea8

2. **Review of Accounts Receivable:** The council reviewed the accounts receivable as of July 22, 2021. Owners owe \$36,600 for strata fees, fines, interest, special levy and other amounts. The strata fees receivable total is \$14,283. The strata follows the appropriate procedures to collect these accounts.

Monthly statements are sent to all owners who have balances due. The Council requests that owners who receive monthly statements contact FirstService Residential to arrange for immediate payment in full of overdue amounts. An owner must be paid up in all arrears of strata fees and special levies in order to vote at the annual general meeting.

3. **2021 Operating Budget and Retroactive Strata Fees:** Council reviewed the 2021 budget that was adjusted to reflect the actual 2021-2022 insurance premium. Owners are reminded that the strata fees in the proposed 2021 budget will be approximately 6.5% higher than the 2020 strata fees that are currently being paid.

All Owners will be required to pay a retroactive amount for the higher 2021 strata fees after the 2021 budget is passed.

Owners who use the pre-authorized debit (“PAD”) system to pay monthly strata fees will not have to take any action. Assuming the 2021 budget is approved by Owners at the AGM on October 18, 2021, the retroactive amount for 2021 monthly strata fees will be automatically taken from their accounts on November 1, 2021 and the new 2021 monthly strata fees will commence on the same date. Owners who do not use the PAD system should send a payment to FirstService Residential by November 1, 2021 for the retroactive amount and revise their monthly payments to reflect the new 2021 monthly amount.

Detailed schedules of the monthly strata fee amounts and the retroactive payments will be provided in the AGM package. In the meantime, the calculation to estimate your 2021 strata fees and the amount of your retroactive payment based on the proposed 2021 budget is as follows:

- Current monthly strata fees x 1.065 = estimated 2021 monthly strata fees.
- Subtract the current monthly strata fees from the estimated 2021 monthly strata fees to determine the amount of the monthly increase
- Multiply this difference by the number of months from January 2021 onward.

e.g. Based on current monthly strata fees of \$700 (substitute your own fee amount here) and assuming the budget will be passed on October 18, 2021:

$\$700 \times 1.065 = \745.50 estimated 2021 strata fees

$\$745.50 - \$700 = \$45.50$ increase per month

$\$45.50 \times 10$ months (Jan to Oct) = \$455.00 retroactive payment

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.

COMMITTEE REPORT

1. **Landscaping:** It was noted that the mid-season irrigation assessment has been completed.
2. **Fitness Centre:** Council noted that the pool and gym are open. Owners are asked to remove their name from the sign-up sheet if they are booked and unable to make that time slot thus making the spot available to other Owners.
3. **Elevators:** No report.
4. **Personnel:** No changes, special projects, or events to report.
5. **Neighbourhood Issues:** The City has installed new signs at the foot of Hornby Street to indicate that this section of the seawall is closed to cyclists.

6. **Renovations:** An Indemnity Agreement has been signed approving a renovation in S.L.29.
7. **Domestic Water (“Piping”) Issues Committee:** A committee has been formed to investigate issues with two risers in Ocean Tower.

BUSINESS ARISING

1. **Directives:** The directives from the previous Council Meeting have been reviewed with Council. Council is satisfied that they are being attended to at the present time. All items currently in progress are contained in these minutes.
2. **Bylaw Review:** Council are currently reviewing Bylaw amendments/additions made to our current bylaws by a lawyer at Clark Wilson LLP to ensure that our existing bylaws are in line with the Strata Property Act and that they are enforceable. Once the review is complete, the bylaw package will be presented to the Owners at a Special General Meeting for approval.
3. **Podium Projects:** A second review of the podium projects was undertaken by James Neill & Associates Ltd. (“JNA”). A copy of the JNA report is on the strata’s website and is also available through FSR Connect.

The report from JNA confirms that the podium projects should be undertaken.

The Strata Council held a virtual meeting with representatives of RDH and JNA in July to discuss the options for the exterior and interior podium projects. The original estimates of \$2.4 million and \$4 million previously provided for the exterior and interior podium projects respectively are now over two years old and no longer valid due to the rising costs in the construction industry. The Strata Council would not be able to rely on these out of date cost estimates to determine the amount of a special levy. The estimate for the exterior podium project is being updated by RDH. The preliminary estimate for the exterior podium project could be approximately 20% higher than the original \$2.4 million. RDH is re-checking all amounts including site visits with various contactors.

The estimate for the interior podium project will not be updated at this time because construction costs have significantly increased in the past year. RDH will update the estimates for the interior podium project in 2022 for presentation to the Owners. The commencement of the interior podium project is likely early 2023 and the Owners will be asked to vote on a special levy in 2022.

A meeting has been scheduled for Monday, September 20, 2021 at 7:00 p.m. in the Ocean Tower lobby for the Owners, RDH and JNA to discuss the podium projects. Please note that this meeting date was determined prior to the announcement of the Federal Election. Emphasis will be on the exterior podium project.

The timing and location of the meeting are subject to provincial health guidelines.

4. **S.L. 169 Drain Issue:** Milani Plumbing is investigating an issue with the drain stack in the 02 units in Ocean Tower. Their report with recommendations will be further discussed at the next meeting.
5. **Garage Gate Repairs Chargeback:** Council noted that a contractor hired by the Owners of S.L.5 damaged the garage gate. As a result, \$2,497.95 that includes emergency services as well as the cost of the necessary repairs will be charged back to the unit for the incurred expenses.

BYLAW VIOLATION REPORT

Reports from FSR Connect™. The Strata Council reviewed a summary of letters and violations that were issued since the last meeting. Strata Council reviewed the complaint process and have agreed to the following:

All complaints must be in writing. A copy of the complaint form is included with these minutes. Copies are also available from the concierge. It is the responsibility of the person submitting the complaint to identify which Bylaw or Rule is being violated. Copies of Bylaws and Rules can be found on **FSR Connect™**. All complaints that are submitted will result in an “alleged” infraction letter that gives the Resident 14 days to respond in writing or request a hearing. Strata Council will then review all ‘open’ alleged infractions at their next meeting and make their decision, on a case-by-case basis, depending on the information that they have available to them. It should be noted that if there is an emergency that Owners need to be made aware of, an email will be sent to all Owners by **FSR Connect™** and/or the Building Manager.

CORRESPONDENCE

1. **S.L.127:** Council reviewed a request from an Owner asking to reverse a chargeback related to in-suite repairs. The issue was tabled and will be discussed at the next meeting.
2. **S.L.88:** Council reviewed a request from an Owner asking to reassign parking from P2 to P1 noting that P2 does not have handicap access doors. Council agreed to permit the Owner to temporarily park overnight on P1 in a handicap stall as long as the Owner's handicap permit is displayed in the car.
3. **S.L.168:** An Owner has requested a list of Owners' names and their contact information. As required by the Strata Property Act, the Owner has been provided with the list of Owners and street mailing addresses only. It should be noted that another Owner has expressed concern about an Owner's request for a list of names and contact information for all Owners.

NEW BUSINESS

1. **Automatic Handicap Door Openers:** Council discussed the installation of additional handicap access openers in the parkade. This issue was tabled and will be further discussed at future meetings.
2. **Break-in Dental Office:** Council noted that a lock on the door to the dental office had to be replaced due to break-in. A security upgrade recommendation was made for the Owner of the strata lot to install additional metal reinforcement behind the main door that would be visible after hours from the street and serve as a deterrent from attempting further break-ins.
3. **Annual General Meeting:** The AGM is scheduled for Monday, October 18, 2021 at 7:00 p.m. in the Ocean Tower lobby.

The agenda will include the usual required items of business, approval of the 2021 budget and the election of the Strata Council. It will also include the resolutions presented previously for air conditioning, EV charging, secure bicycle storage and a special levy related to the exterior podium project.

The Strata Council has enlisted the assistance of two Owners who will independently co-edit a document that will include bios written by the Owners who are running for Council. Strata Council has obtained confirmation from FirstService Residential that the document can be distributed with the electronic and hard copies of the AGM package. It is a requirement that copies of the AGM packages be mailed to all Owners. As the candidates for Council will be asked to share the cost of the extra printing, the co-editors will be asked to provide a limit on the number of words submitted by each candidate.

All candidates for Strata Council should re-confirm their intention to run for office with Mikhail Ratchkovski by email, Mikhail.Ratchkovski@fsresidential.com before **Monday, August 23, 2021**. Each candidate will then be contacted by the co-editors who will provide the guidelines and due dates for the information to be included in the document.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:15 p.m.

Next Meeting: August 31, 2021.

FirstService Residential BC Ltd.



Mikhail Ratchkovski
Senior Strata Manager
Per the Owners
Strata Plan LMS 712

MR/sm

Email: info.bc@fsresidential.com

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.

FSR Connect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register, search for your community website here: <http://www.fsresidential.com/connect/find-my-community> and click on the 'Register' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

CONDO OWNERS' *Coverage*



**DID YOU
KNOW?**
INTERESTING FACT

FS Insurance Brokers

Imagine returning home from the month-long vacation of your dreams to an onslaught of voice-mails and letters. You soon discover that a leak originated in your unit while you were away, and even though you'd thought about getting insurance, you never did. Now, you are legally (and personally) responsible for damages and repairs. The Strata Council is seeking payment of the building's insurance deductible and your neighbors are suing for damages. Did you know that Condo Owners' Coverage is available to help in situations exactly like this? Don't wait until it's too late!

Condo Owners' Coverage provides protection for:

- ▶ Deductible Assessment Insurance
- ▶ Loss Assessment Coverage
- ▶ Additional living expenses
- ▶ Upgrades inside the unit
- ▶ Personal contents
- ▶ Personal liability
- ▶ Leak originating in your unit causing damage to:
 - Your unit
 - Neighboring units
 - Common property

DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client's properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers' advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.