

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

***Held on Tuesday, November 30, 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

**SENIOR STRATA MANAGER:**

Mikhail Ratchkovski

FirstService Residential

**STRATA MANAGER:**

Angel Medina

FirstService Residential

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The Council meeting was called to order at 4:31 p.m.

**BUILDING MANAGER 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.

The building Manager received reports of water ingress to TH8, TH10, and TH14. Council to look into necessary repairs and/or installation of weather stripping to stop water ingress into these units.

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Strata Council Meeting held October 26, 2021 as distributed.

**CARRIED**

**FINANCIAL REPORT**

1. **Monthly Statements:** After review and discussion, it was moved, seconded and carried to adopt the October 2021 financial statements as presented. It was noted that the amounts reported in the Total Budget column on the financials are the 2021 budget. Some of the Year to Date Budget Variances are due to the timing of the budget allocations. However, there will be some budget variances in 2021, both positive and negative.

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. **Review of Accounts Receivable:** The Council reviewed the accounts receivable as of November 24, 2021. Some owners are not up to date on their strata fee payments. The majority of delinquent accounts relate to two items:

- The catch up payment for 2021 strata fees that was due on November 1, 2021.
- Owners who have not paid their November 2021 strata fees based on the new 2021 strata fee rates that came into effect effective November 1, 2021.

The 2021 strata fees were approved at the October 18<sup>th</sup> Annual General Meeting. Owners should refer to the minutes of the AGM for the amount related to their strata unit. Owners on a pre-authorized debit are not required to take any action. Those who pay by cheque or electronically must remit the updated amounts.

**If you receive a monthly statement from FirstService Residential, please follow up with them because you have an overdue account.**

3. **Accounts Receivable Special Levy Payments:**

The owners approved a special levy for the exterior podium project at the October 18<sup>th</sup> AGM. The first of 10 monthly payments was due on December 1, 2021. Owners should refer to the minutes of the AGM for the amount related to their strata unit. Please ensure that you have done one of the following steps to ensure your payments are remitted on time:

- Complete and submit a Pre-Authorized Debit form to FirstService Residential if you wish to make PAD payments. A new form must be submitted for the special levy even if your monthly strata fees are handled by PAD
- Forward post-dated cheques to FSR for the 10-month period December 1, 2021 to September 1, 2021
- Remit payments electronically on the 1<sup>st</sup> of the month commencing December 1, 2021

4. **Report on Unapproved Expenditures:** There have been no unapproved expenditures.

5. **2022 Budget planning:** Planning for the 2022 budget is underway. The budget will be presented to the owners at the Annual General Meeting is planned to be held on March 1, 2022 at 7:00 pm at the Holliday Inn & Suites Vancouver Downtown at 1110 Howe Street.

### **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:** The landscaping committee reviewed a quote from Para Space Landscaping Inc. It was agreed to revisit the quote with the contractor to discuss additional work for the next season and items that may be affected by the podium membrane replacement.
2. **Fitness Centre:** On the recommendation from the Committee, it was moved, seconded and carried to extend the gym hours to 10 pm. The last session would be at 9 pm so closing time would be 10 pm. In addition, it was suggested that Owners limit visits to the gym to 3 times per week due to the high demand for use of the gym. Everyone is reminded that the weights and equipment are the property of the strata and must not be removed from the gym.  
  
Residents are asked to remove their name from the sign-up sheets (pool and gym) if they are unable to make the booked time slot thus making the spot available to other Residents.
3. **Elevators:** The elevator committee headed by Mike Gallagher reported that its work for 2021 has been completed, carried out primarily by consulting management firm KJA.  
  
In addition to work detailing specifications for the elevator modernization project, KJA updated the cost estimate for the program, concurred with Council's schedule for planning the work, prepared a list of proposed qualified bidders for a request for proposal process, and conducted a risk management assessment around the possibility of one elevator failing prior to the planned modernization work.  
  
The modernization work is currently being planned for calendar year 2024 following completion of the podium renewal project.  
  
KJA also recommended using one of the existing elevator systems to replace the single elevator in Garden Tower, should that elevator fail prematurely.  
  
Finally, it was suggested that we continue to work with our existing elevator maintenance contractor TKE to monitor the ongoing state of the elevators prior to the planned modernization date.
4. **Personnel:** Staff Christmas bonuses will be paid via payroll in December. Council will proceed with annual personnel performance reviews in January. It was noted that effective January 1, 2021 the Strata will be required to provide 5 paid sick days per year, and necessary budgetary adjustments will be made to accommodate the increase from the current 3 days requirement.
5. **Neighbourhood Issues:** It was noted that after many months of ongoing requests, multiple signs prohibiting bicycles on the seawall were installed by the City greatly improving a safer use of the walkway that has been designated for pedestrian use only.
6. **Renovations:** A renovation request from SL 7 was approved.
7. **Domestic Water ("Piping") Issues Committee:** It was noted that the committee held a meeting on November 26<sup>th</sup> with the following outcomes:

- (i) Council approved funding the riser pipe analysis in all three towers and townhouses (samples).
- (ii) Council will budget funds in the 2022 budget to complete the analysis (extraction and analysis of sample pipes, plumbing services plus drywall repair work).
- (iii) Riser remediation work, if required, is not currently budgeted (depends on the report).
- (iv) The final report will include an examination of in-suite manifolds, their connections and PolyB piping samples.

The Committee also had an additional discussion related to the "02" suites in Ocean Tower that are experiencing kitchen sink gurgling and smells. The investigation is continuing.

McCuaig Engineering has been provided with a Notice to Proceed (NTP) on the piping study, and FSR has been provided with the information to set up McCuaig as a payee.

It was moved, seconded and carried to ratify the approval of the proposal for \$18,000.00 plus taxes from McCuaig Engineering for the undertaking of the domestic water system condition assessment. The Council also noted that \$90,000 is planned to be included in the 2022 budget for piping repairs and replacement.

8. **EV Committee:** The Committee applied to BC Hydro for a \$2,000 rebate and the response is expected at the end of January. Pricing and terms of use of the EV chargers are still being reviewed and a decision on this matter will be made at a later time.

## **BUSINESS ARISING**

1. **Bylaw Review:** The Council continues to review 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. The bylaw package with further amendments will be presented to the Owners for approval in the future at a Special General Meeting.
2. **Podium Replacement Project:** The Council met with Nancy Paul, our landscape architect, and Chris Phillips, the original landscape architect when 888 Beach was designed and built, to review and discuss the landscaping that is proposed for the exterior and interior podium projects. The conversation concentrated mainly on the interior courtyard.

Nancy Paul was instructed by the Council to follow Chris Phillips's original design and has only recommended changes where it is known that certain species, such as cherry trees and ivy, are invasive.

Further discussions took place to review the Linden trees in the lower courtyard. The original planning for the interior podium project did not anticipate removing, storing and re-planting these trees. There are a number of risks and additional costs involved in this approach.

Nancy Paul has done some research on retaining the existing Linden trees and outlined the risks involved. Council has now engaged an arborist, Arbortech, to report on the

feasibility of retaining the existing Linden trees. Council and Nancy Paul met with one of the Arbortech representatives on site.

After discussion, it was moved seconded and carried to approve a proposal from Arbortech in the amount of \$2,500.00 plus GST to proceed with the evaluation. A detailed evaluation and report from Arbortech are expected in early 2022.

3. **S.L. 169 Drain Issue:** The Council noted the ongoing investigation related to the issue with the drain stack in the 02 units in Ocean Tower. This matter will be further discussed at the next meeting.
4. **Dryer Vents Cleaning:** It was noted that Michael A. Smith Duct Cleaning Ltd. completed the annual cleaning of the dryer vents.

The Council also discussed a complaint from a resident about their CO sensor going off in their suite, triggered by the fumes coming from the vent cleaning vehicle's operating equipment in the parkade. The Council noted that while the parkade is outfitted with CO monitors and a ventilation system, the use of commercial vehicles/equipment will be limited to driving through the parkade only. The contractor has been directed to park on the street to avoid fumes from affecting the residents.

#### **BYLAW VIOLATION REPORT**

There were no new bylaw violations reported.

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 **FSRConnect™**. 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 **FSRConnect™** and/or the Building Manager.

#### **CORRESPONDENCE**

1. **SL136 -Tenancy Cap:** The Council reviewed a request from an Owner asking to consider a bylaw amendment that would restrict the number of strata lots that can be rented at the same time. This request will be taken into advisement.  
  
The Owner also complained about some residents walking through the swimming pool area with their dogs. The Council would like to remind all pet owners that the Strata Bylaws prohibit pets from being in any lobby, the gym and swimming pool areas. Fines for the contravention of this bylaw may be charged to the residents committing infractions.
2. **SL3 and SL256 – Gym Use:** Residents from two suites brought recommendations in regards to current gym services asking for extended hours. The decision on this matter is noted above in the Fitness Committee section of the minutes.

3. **SL187 Lobby Desk Tables:** The Council reviewed a request for better and matching tables for package pick up and pool/gym sign up in the Beach Tower lobby. A member of the Council will be researching available options for improvement.
4. **SL3 Noisy Renovations:** An Owner brought to the attention of the Council a concern about an extreme noise caused by the renovation work in a neighboring unit. The Council acknowledged the concern noting that was a one-off exception to the approved scope of work that addressed a safety issue in the suite.

#### **NEW BUSINESS**

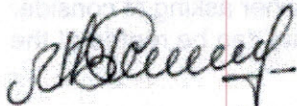
1. **Maintenance Summary Report and Proposal for Repairs from Milani:** The proposal was tabled with the intent to include the necessary expenses into the next fiscal year budget.
2. **Management Fee:** The proposal was tabled pending amendments.
3. **SL7 leak after a recent storm:** The Council discussed a concern from the unit owner regarding water ingress into the suite after the latest storm. Necessary repairs to the exterior door will be made.
4. **SL15-Distribution of documents:** The Council discussed documents requests noting that the Building Manager is not in a position to provide vendor documentation to the Owners. All document requests must be made to the Council or the Strata Manager.
5. **Fire Inspection Repairs Proposal from Vanco Fire:** The Council reviewed a proposal for the repairs of the common property fire safety items identified at the annual inspection and it was moved seconded and carried to approve a quote from Vanco Fire in the amount of \$6,312.96 for the necessary work.

#### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 6:30 p.m.

**NEXT MEETING:** Tuesday, January 25th, 2022

**FirstService Residential BC Ltd.**



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

MR/dl

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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**

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.