

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

Held on Tuesday, October 26, 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.

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.

DRYER VENTS CLEANING

The Dryer Vents Cleaning project has been scheduled for November 22nd – 26th. All residents are reminded that access to all suites for the Annual Dryer Vents Cleaning is mandatory and \$200 fines may be issued to units in contravention of this bylaw requirement.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held September 28, 2021 as distributed.

CARRIED

FINANCIAL REPORT

1. **Monthly Statements:** After review and discussion, it was moved, seconded and carried to adopt the September 2021 financial statements as presented.

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. 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 October 26, 2021.

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.

3. **Report on Unapproved Expenditures:** There have been no unapproved expenditures.
4. **Budget 2022:** The Council noted that the fiscal year end of the strata is December and the Council will be working on the new budget with the intent to have it presented for approval by the owners at the next AGM in February.

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 Council reviewed and approved a proposal from Total Commercial Solutions for cleaning the pond for the amount of \$4,900.
2. **Fitness Centre:** The Council noted that the pool and gym are open. Owners are asked to remove their name from the sign-up sheets if they have booked and are unable to make that time slot thus making the spot available to other Owners. Everyone is also reminded not to prop open the outside door to the pool. The Council also tabled a request received from an Owner suggesting retaining the sign-in process after the pandemic is over.
3. **Elevators:** The Council has approved the new plan of programming the Elevator modernization project for the calendar year 2024, after completion of the podium projects.

Fundraising for the project is being scheduled for the second half of 2023.

Our consultant KJA has completed its scope of work to review and update the plans, the schedule, and the costs for the project provided by TKE two years ago.

The Council has also decided to ask KJA to assist us with contingency planning as well as risk management approaches for dealing with an earlier failure of an elevator should that occur before 2024.
4. **Personnel:** It was noted that due to the resignation of Shivnay Chandra who decided to pursue different interests, the Council has hired a new Concierge, Corrina Ionescu, who will commence her three months probationary period on November 9, 2021. The Council also discussed Staff vaccination, noting that currently, the Strata does not have a policy

on this matter. This important item will be further reviewed and discussed at the next meeting.

5. **Neighbourhood Issues:** There are no special projects, or events to report.
6. **Renovations:** No renovation requests to report.
7. **Domestic Water ("Piping") Issues Committee:** McCuaig Engineering has provided an updated quote for activities related to examining the existing water delivery systems at 888 Beach. The activities include:
 - Identifying locations (and testing) of copper risers;
 - Identifying locations (and testing) of PolyB (in-suite piping);
 - Select in-suite manifolds examinations (for possible copper/PolyB connection failures); and,
 - A re-examination of two (2) significant copper loss locations (identified in the 2014 report).

Additionally, McCuaig has been asked to provide an engineering report on the viability/longevity of Poly B (in-suite) piping.

Pipe sample testing is expected to start in early 2022, with disruption to water supply expected.

The committee is also soliciting Owner participation, with one application already received and approved. Any Owner who wishes to join the committee is invited to put his or her name forward to Narendra Chandra, our Building Manager.

8. **EV Committee**
The Committee will be applying for the BC Rebate of \$2000/charger as it is still in effect.

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:** It was noted that the bylaw amendments approved at the AGM have now been registered with the Land Title Office. A PDF copy of the updated bylaws is available to all Owners from the FSRConnect: <https://lms712.connectresident.com>.

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.

3. **Podium Projects:** The Council would like to thank all owners who participated in the voting of the resolution to replace the exterior podium membrane. With the vote in favour of the $\frac{3}{4}$ vote resolution at the AGM a \$2,800,000 levy has been approved and will be collected over a 10 month period. Please refer to the schedule of payments outlined in the AGM minutes. If you would like to set up a Levy PAD please contact ar.bc@fsresidential.com for assistance.

The Council also wish to reiterate its commitment to follow the recommendations and milestones set in the 2013 and 2019 depreciation reports and to deal with any additional necessary major repairs and refurbishments that have not been itemized in these reports. These projects are based on common sense and best practices and are always undertaken after consulting with experts and professionals in their respective fields. This is the only way to ensure the long term integrity of our home in a cost-efficient manner.

In line with the above, the Council wish to remind owners of the following projects that will require funding, with owners' approval, in the near future: phase 2 of the podium project (2022-2023) and the elevator upgrade (2024), and possible re-piping in specific areas.

4. **S.L. 169 Drain Issue:** Williams Engineering is investigating an issue with the drain stack in the 02 units in Ocean Tower. Their report with recommendations has not yet been received and will be further discussed at the next meeting.
5. **Emergency Generator Maintenance:** After reviewing the proposals for the semi-annual service the Council decided to award the contract to Simson Maxwell.

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

There was no correspondence to discuss.

NEW BUSINESS

1. **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.
2. **Feedback Post AGM:** The Council discussed improvements to the Strata's website that would allow better interaction with the Owners. Potentially a section of the website would be designed for holding the ongoing information notices informing everyone about the podium project processes. Consideration was given to obtaining sketches and renderings of the tree replacements that would provide an easy to understand visual representation of the landscaping changes.

3. **Next AGM:** The Council discussed the date for the next AGM and tentatively booked February 28, 2021 for the meeting.
4. **Condo Insurance:** The Council discussed ongoing increases related to the Strata's Insurance. For educational purposes Council would like all Owners to review an article from CanadianUnderwriter.ca via the following link:
<https://www.canadianunderwriter.ca/insurance/for-how-long-will-condo-insurance-rates-continue-to-climb-1004212521>
5. **Bylaw Exemption Request:** The Council reviewed a request to allow a second dog to be permitted in the strata lot. It was that the Council is not in a position to issue exemptions from the Strata bylaws as the bylaws have been approved by all Owners and any changes to the bylaws or exemptions may only be done at a General Meeting via a $\frac{3}{4}$ vote resolution.

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™**.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:16 p.m.

Next Meeting: November 30, 2021.

FirstService Residential BC Ltd.



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

MR/mr

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.

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.