

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

*Held on Tuesday, January 25, 2022
Via Video Conference*

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

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.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held November 30, 2021 as distributed.

CARRIED

FINANCIAL REPORT

1. **Monthly Statements:** After review and discussion, it was moved, seconded and carried to adopt the November 2021 financial statements as presented. The December 2021 unaudited financial statements are not yet available. They are being held open to record the 2021 invoices from suppliers and contractors that are still being submitted for payment.

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

In addition to the above projects, the strata council will review the domestic water system (“piping”) in 2022, especially a section in Ocean Tower.

7. **Podium Projects:**

(a) **Exterior Podium Project**

The work on the exterior podium project will commence in February 2022. RDH Engineering issued two memos in January that were distributed to residents by FSR Connect and by the Building Manager’s email distribution list:

- Introduction to Construction Safety for Building Occupants
- Owners Construction Information

Everyone should review the memos that outline the timetable for the project, identifying where and when work will be underway on the four sides of the complex. A site office will be set up on level P1 for the first aid room and for the construction manager who will handle all concerns and issues raised by residents.

The cherry trees along Seabreeze were removed by the City of Vancouver in the last week of January. Nancy Paul, the landscape architect for our project, has revised the perimeter plan to note that the City would remove the trees and the City will also determine what the replacement trees will be.

(b) **Interior Podium Project**

An owner raised concerns about the trees in the lower courtyard and asked if they could be removed, stored and replanted. This was not intended in the original discussions with RDH Engineering and Nancy Paul.

Strata council held a Zoom meeting with the owner and Nancy Paul to discuss the issue. The owner recommended that we consult with Chris Phillips, the original landscape architect when 888 Beach was developed. Council held a second Zoom meeting with Nancy Paul and Chris Phillips for further discussion about the courtyard trees.

Council hired ACL Group-Arbortech Consulting to do a Tree Transplant Feasibility Study for an estimated fee of \$2,500 plus GST. Our site was visited by the President of Arbortech and by a Senior Consulting Arborist who did test measurements in the courtyard. The conclusion reached is that it is not feasible to transplant the existing courtyard trees. A copy of the Arbortech report is attached to these minutes and is posted on both FSR Connect and the strata’s website.

Strata council decided to spend time and money on this investigation so that it would not become a divisive issue when the owners meet during 2022 for an information meeting on the interior podium project and hold a Special General Meeting to vote on a special levy.

Nancy Paul investigated the possibility of purchasing new trees for the courtyard now and having them stored at the tree farm. This would provide them with 18-20 months to grow before they are needed for planting in the courtyard during the interior podium project. A 50% non-refundable deposit of approximately \$6,400 would be required now and the strata would be required to pay for storage if the trees are not moved to

our site by a specified date. The strata council decided to pursue this option after the owners pass the special levy for the interior courtyard project.

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

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 noted that mulch and cloth have been installed to cut down on weeding. The contracted scope of work will be reviewed monthly for the duration of the podium project.
2. **Fitness Centre:** in order to allow residents with varying schedules to access the gym/pool everyone is reminded to please do not sign up for more than three similar time-slots in a week. Please also note that the staff cannot sign up residents for the gym/pool. Residents must sign up themselves.
3. **Elevators:** There was no update at this time.
4. **Personnel:** The Council noted that a concierge person is in the process of being interviewed and will be hired based on the outcome of the meeting.
5. **Neighbourhood Issues:** No update at this time.
6. **Renovations:** A renovation request from units 1401 and TH1 have been received and being reviewed.
7. **Domestic Water ("Piping") Issues Committee:** McCuaig's engineer is scheduling the necessary assessment of the plumbing equipment, a number of units will be requested to provide access for the assessment and the owner of the respective units will be informed well in advance of this inspection taking place.
8. **EV Committee:** The equipment is in the process of being installed by Power Pros who will be programming the equipment and the project is expected to be completed in the next few days. The yellow tape will be removed once the chargers are ready for use. Introductory PDF booklets will be brought forward by the vendor on the use of the equipment and will be distributed to the residents.

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 noted that a contract with RDH has been signed and John DaSilva has been appointed by the RDH as the project manager.
3. **S.L. 169 Drain Issue:** The Council discussed ongoing investigation related to the issue with the drain stack in the 02 units in Ocean Tower. It was noted that renovation activities in 1702 and 1802 appear to be blocking the venting for sinks in lower 02 suites, resulting in poor drainage and/or gurgling noises and/or foul odors being noticed in these affected units. Suites 1602, 1702, and 1802 moved their kitchens to new locations that do not have sanitation drains. Units 1702 and 1802 have replaced their walls with islands, apparently terminating, or redirecting the B/3 riser in the process. As a result, all 02 kitchens below 1702 would have compromised drainage and experience noise and/or smell issues, because the B/3 riser does not vent to the roof as it is required to do. Williams Engineering noted that they will need to further review this “non-code compliant drain” issue and will have to open up walls showing the sink drains in all three suites and see what they have tied into. The Council noted that expenses related to this investigation and any repairs to the common property will be charged back to the respective units contributing to this expense. This matter will be further discussed at the next meeting once the updated report from Williams Engineering becomes available.
4. **Maintenance Summary Report and Proposal for Repairs from Milani:** The proposal was discussed approving the necessary repairs and noting the necessary expenses have been built into the next fiscal year budget.

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. **TH12 – Cherry Tree Removals:** The Council reviewed a concern from the owner about the cherry trees being removed, it was noted that the trees are located on the City property and the Park Board removed the trees on Sea Breeze per their own accord.

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. **TH4 – Gym Use:** A letter from a resident was received asking to use the gym for medical use, consider that the gym is not closed the residents are permitted to use the gym without special requests.

NEW BUSINESS

1. ***Depreciation Report:*** The Council discussed the depreciation report update noting that several proposals from different engineering firms will be obtained.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:35 p.m.

NEXT MEETING: Tuesday, February 22, 2022

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.

Date: **Jan. 12, 2022**
 Attn: **Strata LMS 712
 c/o Beverly Andrews
 888 Beach Ave
 Vancouver, BC**
 Project: **Tree Transplant Feasibility Study
 888 Beach Ave, Vancouver**
 Re: **Roof Membrane Replacement Project**

ACL File: 21249

To the Attention of Beverly Andrews,

With reference to pending roof membrane replacement works, we have been requested to determine the feasibility of transplanting all the trees growing in the rooftop garden allée of little leaf linden (*Tilia cordata*) at this site. For our study, we have undertaken root mapping, soil property analysis, and visual tree assessment to determine the feasibility of a successful transplant for the rooftop trees.

Details of my observations are provided:

- The subject trees include 33 mature little leaf linden (*Tilia cordata*) ranging in size between 20 – 24cm DBH (diameter at breast height) and maintained at 5m height via a combination of pollarding and shearing to maintain the desired form for the allée. Shearing has resulted in stub cuts to the finer twigs and the tree crown form is asymmetric from the pruning for the desired effect as well as from suppression that has resulted from the close proximity of each tree to its neighbor. The trees appeared in fair condition.
- The growing site consists of a roof top garden (trees growing over a concrete slab) where the trees have been planted into a soil-less medium (sand) and the site impacts the trees in a similar way as if they were growing in a planter.
- Tree root growth and establishment, like a planter condition, have also grown with severe limitations in response to root restrictions from existing hardscape (concrete garden edging, adjacent planter box footings, unit pavers and subbase) and the concrete roof below the trees.
- The trees are watered via an in-ground automatic irrigation system via pop-up spray nozzles.

Root mapping and soil property analysis has resulted in the following findings:

Site Visit Date: Nov 26, 2021 Root Mapping and Soil Property Investigation		
<p>Photo A. West side of the rooftop looking north.</p>	<p>Photo B. Root mapping excavation with rock edge and adjacent soil and grass.</p>	<p>Photo C. Root mapping within adjacent softscape with tree in background</p>
		



Comments:

- The trees are growing in a sand base with thick landscape fabric between the sand and compacted gravel that covers the surface area of the tree planter.
- The sand is approximately 75cm deep over the concrete slab.
- The tree planter is constrained by adjacent concrete and wood retaining walls and their footings as well as rock edging set 30cm deep between the trees and the adjacent turfgrass and soil.
- Multiple test pits for root mapping were hand excavated within the sand area beside and between the lindens, as well as into the adjacent turfgrass and soil area beyond the rock edge. Three test pits were hand-dug directly beside the trees to determine the size of the old rootballs (from the nursery) for root mapping as well.

Findings:

1. Only fine roots, 1cm \emptyset or smaller grew from the old rootballs into the sand growing medium. Rooting was fine and sparse, indicating the sand impacted tree root growth with restricting qualities because it is relatively infertile. With trees grown in soil without restrictions at this age class, roots would have been expected to be large, woody, densely populated, and radiating from the tree in all directions. Since growing conditions are less than ideal, the root growth is deemed to be minimal and very sparse.
2. Root mapping at the extent of the old rootballs resulted in findings that the old burlap sacs that wrapped the rootballs (from the balled and burlapped nursery preparation) was still intact and the burlap had not disintegrated/biodegraded over time. Roots grew around the old burlap, but not through it. In typical landscape soils, untreated burlap sacs are apt to disintegrate within 1-3 years from the soil biology and chemistry breaking down the fibres. The burlap did not appear to be treated nor did it appear to be synthetic, both conditions that would result in the burlap not being degraded over time by soil chemistry and biology, and weather. The infertility of the sand in the surrounds of the original rootballs was the likely primary contributing factor that the burlap remained intact and substantiates the infertility as it relates to the lack of observed root growth outside of the original rootballs.
3. The largest woody roots found outside of the original rootballs were 1 to 2 cm \emptyset and were found to be growing from the nearest trees specifically below the rock edge and into the soils where the turfgrass grows. This is an opportunistic root growth strategy whereby the nutrition, water, and oxygen has enabled initial resource collection for the trees, but those roots are not well established at this stage.
4. Conclusively, the rooting of the trees into the site is weak and sparse and the architecture of the rootplate, rather the lack of a rootplate, is not suitable to consider transplanting the trees.

Additionally, if the trees were to be re-excavated to form a root ball for transplant then they could only physically be dug to approximately the same diameter as the original rootball size as when they were originally planted. The sand would not hold together and there is insufficient opportunistic roots to harvest with the tree. There would simply be insufficient roots to sustain the trees to meet their health needs now that they have grown larger.

Conclusions:

In conclusion, the little leaf linden trees growing on the rooftop have not produced sufficient root structures to enable rootballs to be dug for transplanting them. Based on the results of root mapping and soil property analysis, relocating the trees is not feasible. I recommend that to enable the roof membrane to be exposed for replacement, the tree should be removed (cut and disposed of) and replaced with new. I also recommend that the planting site for new trees include appropriate volumes of growing medium (i.e. not sand) as a backfill, and that drainage and watering consider the trees physiological needs. Species choices and spacing should also consider the landscape objectives relative to the maintenance burdens. This office can be requested to extend our consulting services to provide additional support for those aspects upon request.

With Regards,

Aelicia Otto
Senior Consulting Arborist

Enclosures;
none

STRATA PLAN LMS712

Pre-authorized Debit (PAD) Form for Special Levy Payment(s) For Owners Currently on PAD Plan ONLY

1. Please use this form only if you wish to pay your special levy by PAD.
2. This form must be received in our office no later than the 20th of the month, in order for us to be able to withdraw payment from your bank account on the 1st of the following month.

This service is for (please select one): **Individual PAD** **Business PAD**

PERSONAL INFORMATION

Name of Owner(s)		Strata Plan	Strata Lot
Address of Strata Lot	City	Province	Postal Code
Mailing Address (If different from above)	City	Province	Postal Code
Phone Number (Res.)	(Bus.)	(Cell)	Email Address

As an added security feature, please choose a personal password that you will provide when accessing account information by telephone up to 10 letters (e.g. mother's maiden name): _____

AUTHORIZATION

I/We are currently on the Pre-authorized Debit Plan and authorize FirstService Residential to debit the amount of the following special levy* payment(s) from my/our bank account where my/our existing monthly strata fee is debited from. * The special levy amount(s) is/are the amount(s) in accordance to the fee schedule(s) as approved at the AGM/SGM held on Monday, October 18, 2021.

Resolution(s)	Title of Special Levy	Special Instructions
"H" 3/4 VOTE	Levy to Fund Podium Membrane Project Phase 1	

Date

Owner's Signature

Date

Owner's Signature

When the form is complete, mail, fax, or email to:

FirstService Residential BC Ltd. – Accounting Department
#700 - 200 Granville Street, Vancouver, B.C. V6C 1S4
Tel: 604.684.5329 Fax: 604.689.4829 Email: ar.bc@fsresidential.com