

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

*Held on Tuesday, February 22, 2022  
Via Video Conference*

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

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

Meeting minutes were unavailable for approval.

**FINANCIAL REPORT**

1. **Monthly Statements:** After review and discussion, it was moved, seconded and carried to adopt the January 2022 financial statements as presented. The budget column on the financial statements is for 2021.

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 February 22, 2022. Fourteen owners owe a total of \$28,474 to the strata for monthly strata fees and forty-seven owners owe \$115,175 for special levy amounts.

An owner who is paying for the special levy that was passed at the Annual General Meeting in October 2021 over ten months period should have commenced the payments on December 1, 2021. For those who choose to pay by Pre-Authorized Debit (PAD), it was necessary to complete and submit a separate PAD Form for the October 18, 2021 Special Levy for the exterior podium project to FirstService Residential. The PAD form for monthly strata fees does not cover the special levy payments. A copy of the PAD form for special levy payments is attached to these minutes. Fines and interest will now be charged on overdue levy payments. Monthly statements are sent to all owners who have balances due.

The Council requests that owners who receive statements contact the strata manager to arrange for immediate payment in full of overdue amounts.

3. **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 issued no update noting that the projects are on hold until the podium membrane project has been completed.
2. **Fitness Centre:** The residents are reminded that the masks are still in effect when using the facilities.
3. **Elevators:** There was no update at this time.
4. **Personnel:** The Council noted that Paul Kur has been hired as a new concierge for the night shift. Please welcome him when you see him.
5. **Neighbourhood Issues:** No update at this time.
6. **Renovations:** Renovation requests from units 810, 1401, and TH1 have been reviewed and approved.
7. **Domestic Water (“Piping”) Issues Committee:** McCuaig Engineering, with the support of 888 Beach staff, have conducted site visits at proposed copper sampling locations in all three buildings. Council has asked for at least 24 locations to be checked. One of the three previous “high copper loss” locations has been completely re-piped during a renovation, leaving two others to be prioritized during the sampling process.

The next step will be to contract the sub-trades, and to contact the owners of suites with identified test locations, to start opening walls and gathering samples.

Some water testing will also be conducted to ensure pH levels are within district guidelines (Low risk).

8. **EV Committee:** The EV Charging equipment has now been installed and programmed.

### **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:** A payment in the amount of \$165,375 has been issued to Final Restoration for the purchase of materials for the project. Townhouse owners are reminded to please remove all pots and plants from porches and stairs. Some storage areas for the plants may be available on P3 and P4; please enquire with Narendra, the Building Manager. The strata is not responsible for lost or damaged items.
3. **02 Units Drain Issue:** The Council has contracted with Williams Engineering to contact the City of Vancouver to review 1802/1702 and 1602 permits and associated drawings. This is in addition to Williams Engineering's current scope to analyze how the kitchen remodels in 1802/1702 and 1602 have impacted the 4" wet stack, servicing all the "02" suites below them. A secondary concern is how these three renovated kitchens are now disposing of the "grey water" from their sinks and dishwashers (if not through the 4" wet stack).  
  
Due to a change in the management at Williams Engineering, this investigation effort has carried over from 2021 and is slated to proceed in 2022. Council anticipates contacting our solicitors (Clark Wilson LLP) to support the legal aspects of the investigation and possible remediation process.
4. **Depreciation Report:** The issue was tabled pending receipt of proposals.

### **BYLAW VIOLATION REPORT**

There Council discussed a complaint about a resident on the 9<sup>th</sup> floor smoking inside the suite. All residents are reminded that 888 Beach is a smoke-free community and bylaw fines will be issued for observed infractions.

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. **No Correspondence was received.**

**NEW BUSINESS**

1. **Glass Damage:** The Council was informed that there was an attempted break-in at the convenience store where the culprits broke the glass door. Appropriate repairs have been made to the door. The new owner has installed a folding security gate inside the door to discourage anyone else from attempting a break and enter.

**TERMINATION OF MEETING**

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

**NEXT COUNCIL MEETING:** Tuesday, March 29, 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](http://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.