

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

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

***Held on Tuesday, March 29, 2022
Via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Kitty Morgan	Privacy Officer
	Keyvan Mahluji	Member
	Larry Madore	Member
BUILDING MANAGER	Narendra Chandra	
SENIOR STRATA MANAGER:	Mikhail Ratchkovski	FirstService Residential
SENIOR DIRECTOR STRATA:	Peter Chan	FirstService Residential

The Council meeting was called to order at 4:05 p.m.

APPOINTMENT OF COUNCIL

- President – Daniel Wang
- Vice President – Andrew DeBenedictis
- Treasurer – Bev Andrews
- Secretary – Pat Dairon
- Privacy Officer – Kitty Morgan

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 on February 22, 2022, as distributed.

CARRIED

FINANCIAL REPORT

1. **Monthly Statements:** After review and discussion, it was moved, seconded and carried to adopt the February 2022 financial statements, as presented. The 2022 budget was approved by the owners at the Annual General Meeting on March 1, 2022. The amounts reported in the "YTD Budget" and the "Total Budget" columns in the February financial statements are the 2022 budget amounts.

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 March 18, 2022. There were overdue strata fees and special levy payments of \$51,758 and \$143,156 respectively. **Some owners did not complete the Pre-Authorized Debit (PAD) form that was required to commence the monthly PAD payments of their share of the special levy.** Some of these issues have now been resolved and there should be an improvement in the accounts receivable after the March 1, 2022 PAD payments are processed by First Service Residential. All monthly payments for strata fees and special levies are due on the 1st of each month. Fines and interest are being charged on overdue payments. **Owners are reminded that if they receive a statement from First Service Residential it means that there is a balance overdue and they should contact FSR to arrange for payment.**
3. **Report on Unapproved Expenditures:** The Council reviewed an invoice from Barclay Restorations in the amount of \$19,779.95 related to an emergency restoration resulting from a blocked common property balcony drain. It was moved and seconded to expense the amount from the Contingency Reserve Fund. **CARRIED**
4. **2021 Audit:** The draft audited financial statements for the year ended December 31, 2021 were received on March 25, 2022. Council will review the audit and complete the subsequent events process with the auditors. The unaudited financial statements issued by FirstService Residential for the year ended December 31, 2021 reported a net income of \$18,338.00. This amount has been revised to a net loss of \$8,669.00 in the audited financial statements due to additional invoices received in January 2022 for necessary repairs completed in 2021. Also, an invoice was received in February 2022 for emergency repairs related to a clogged drain pipe which resulted in a flood in some units in Beach Tower. This expenditure of \$19,780.00 was charged to the Contingency Reserve Fund. The final audited financial statements should be available in April and copies will be made available to the owners on FSR Connect and on the strata's website
5. **Term Deposits:** The Council reviewed two maturing GIC deposits of \$150,000 each and decided to re-Invest the amounts via two separate \$150,000 deposits each and invest (\$200,000) via two term deposits of \$100,000 each from Structural Reserve and invest \$150,000 from the Contingency Reserve Fund as a single \$150,000 deposit, all with Blue Shore Financial for a 1 year 60 day redeemable term at a rate of 1.25%.

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 has advised Para Space that any work on the exterior podium area should only be done on an as needed basis and that work must first be approved.
2. **Fitness Centre:** The missing ten pound dumbbells are on order. Owners are requested to use one exercise station at a time (machines cannot be reserved). A new seat for the Cybex bike has been ordered. The sign-in sheets for the gym and pool will be retained for now.
3. **Elevators:** There was no update at this time.
4. **Personnel:** Our concierge Corina will be taking a leave of absence April 18 - May 18. A security contractor will be hired for the duration of her absence.
5. **Renovations:** Renovation requests from units 501 and 2803 have been reviewed and approved.
6. **Domestic Water ("Piping") Issues Committee:** Pending update from the committee.
7. **EV Committee/Bike Cages:** A security sign will be posted and another entry door will be considered for better access to the cage.

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 project is underway on the Hornby Street side of the complex. RDH issues weekly notices advising residents of the dates that work will be undertaken in each of the four sections and to identify specific issues for the coming week. Please read the notices that are posted on all bulletin boards and distributed by FSR Connect and by email.

We will not wait until all four sections of the project are completed before planting trees, shrubs and other items. As each section of the project is completed, the planting will be done.

Council will remind Para Space that they should not be carrying out routine work on the exterior sections that are undergoing construction.
3. **IGU Replacements:** A temporary storage area has been constructed on P1 for the window glass that will arrive this week for the IGU Replacement project. The Building Manager will work with Columbia Seal on this project. He will be notified of the unit numbers and dates that access is required for the installation of the IGU's. Suite Access Notices will be sent to the applicable units to notify the residents of the access date.

This is not part of the Podium Project and the RDH construction manager will not have a schedule of the IGU replacements or any information related to this separate project.

4. **02 Drain Issue:** The issue was tabled pending an update report from the engineer.
5. **Depreciation Report:** The issue was tabled pending receipt of all proposals.

BYLAW VIOLATION REPORT

- a) **Bylaw Infraction – Smoking – SL104:** (unit 909) The Council discussed a complaint about a resident on the 9th floor smoking inside the suite. The bylaw infraction was confirmed by the concierge on duty. A letter was sent to the owner of the unit informing them of the bylaw infraction and the Council considered that a \$200.00 bylaw fine will be issued for this violation.
- b) **Bylaw Infraction – Moving – SL192:** (unit 1902) The Council discussed a complaint about a resident on the 19th floor moving out without appropriate arrangements and the Council decided that a \$95.00 moving charge will be levied on the account.
- c) **Bylaw Infraction – Alteration Cleanup – SL242:** (unit 2803) The Council discussed a concern about a unit on the 28th floor undertaking a renovation and not attending to the necessary clean-up of the common property. A letter was sent to the owner of the unit informing on the bylaw infraction and the Council is considering a \$200 bylaw fine to be issued for this violation. The Building Manager will inspect the condition of the carpet in the hallway and if steam cleaning is necessary the Council will also consider charging back the expense to the unit owner.
- d) **Bylaw Infraction – Birds Feeding – SL142:** (unit 1308) The Council discussed a complaint about a unit on the 13th floor where the residents were allegedly feeding pigeons on the balcony. The residents of the unit advised that there are no feeders on their balcony and a concierge confirmed this. The Council recommended that any empty flowerpots should be turned upside down to prevent a potential attraction as a nesting place for pigeons. Residents will be reminded of the recommendation.

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 **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. **No Correspondence was received**

NEW BUSINESS

1. **Electrical Vault:** The Council noted that the mandatory service of the electrical vault has been scheduled for March 31st and April 21st. There will be a power outage from 11:00 p.m. until 5:00 a.m. on both dates. Notices informing all residents have been distributed and posted on site.
2. **Bylaw Amendment Request:** The Council reviewed a request from an owner asking to amend the bylaw governing the list of balconies permitted to have barbeques. It was noted that the bylaw was put in place to prevent the smoke from affecting other suites on the property and decided not to consider an amendment.
3. **Rule 3.2 Amendment Move In Fee:** The Council noted that the \$95 fee charged under Rule 3.2 for coverage by a security guard no longer covered the cost of a security guard and voted to change the amount to \$110.00 effective immediately.
4. **Dryer Vents Cleaning:** The Council tabled a proposal from a vendor that is not using gas-operated equipment for dryer vent cleaning. It was noted that the company that has been doing the cleaning has left a truck running in the parkade and the exhaust from the vehicle resulted in CO monitors being activated. Even though an arrangement was made not to allow this company's service vehicle to operate from the parkade, the new vendor's proposal may help to alleviate this concern altogether. This matter will be discussed further in the future closer to the actual service dates next year.
5. **Windows Cleaning:** The Council tabled an alternative proposal for window cleaning, noting that a new vendor is proposing a better price point for this service. It was decided that at this time the Strata will use Pacific Heights for the next window cleaning project. In the future, consideration will be given to a portion of the project being done by the new vendor for comparison purposes. A decision on this matter will be made at a later time.
6. **Change in Strata Manager:** It was noted that there will be a change in Strata Manager assigned to the property. Council expressed best wished to Mikhail Ratchkovski and appreciation for all his efforts. Peter Chan will take over as the interim Strata Manager until the replacement Strata Manager is fully in place and announced which is anticipated shortly.

TERMINATION OF MEETING

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

NEXT COUNCIL MEETING: Tuesday, April 26, 2022

FirstService Residential BC Ltd.



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

MR/eb

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.



SPRINKLER *Heads*

DID YOU KNOW?

INTERESTING FACT



FS Insurance Brokers

It is extremely rare
for sprinkler heads
to spontaneously burst.

***Human error is the cause of most
unintentional sprinkler activation.***

Did you know that a single sprinkler head can release more than 20 gallons of water per minute, enough to fill a hot tub in ten minutes? In just a short time, this much water can cause major damage to your unit, as well as units beside or below you. Follow these tips when it comes to the sprinkler heads in your unit:

- ▶ Do not hang anything from your sprinkler line or heads. This includes electrical cords, cables, candle holders, clothing, and hangers.
- ▶ Keep an 18-inch clearance between the sprinkler head and items underneath to allow proper disbursement of water.
- ▶ Make sure you have insurance coverage to protect against damages to your personal unit and 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.

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choose how to receive
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FirstService Residential Connect !

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