

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, April 26, 2022  
Via Video Conference***

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

The Council meeting was called to order at 4:05 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 on March 29, 2022, as distributed. **CARRIED**

**FINANCIAL REPORT**

1. ***Monthly Statements:*** After review and discussion, it was moved, seconded and carried to adopt the March 2022 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](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 April 26, 2022. A number of Owners have overdue strata fees and/or special levy payments. Council agreed that lien demand letters will be issued and collections to follow thereafter. **Owners are reminded that if a statement is received from FirstService Residential (FSR) it means that there is a balance overdue and Owners should contact FSR to arrange for payment.**
3. **Report on Unapproved Expenditures:** There were no unapproved expenditures to report.

### **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 reported that a number of sprinkler heads that have become buried in the courtyard are to be dug up prior to starting the Spring watering schedule.
2. **Fitness Centre:** The 10 pound dumbbells that have been missing for some time have been replaced. The 25 pound weights that have also gone missing will be replaced.
3. **Elevators:** There was no update at this time about the condition assessment of the elevators. It was noted, however, that council requested that Narendra order more of the specially made brackets that were used to repair the elevator that was down in Ocean Tower. This, of course, is just in case a similar problem occurs with any of the other elevators. Council agreed to keep the plastic on the button panels in place and will review again in the Fall.
4. **Personnel:** Narendra will be taking vacation May 25 to June 10, and in his absence, Suki will be providing coverage for the Building Manager position. A schedule will be reviewed by Council to ensure proper coverage. Corina remains on leave of absence from April 18 to May 18.
5. **Renovations:** No new renovations.
6. **Domestic Water ("Piping") Issues Committee:** No update from the committee as there has been no update communications from McCuaig.
7. **EV Committee:** No concerns to report.

### **BUSINESS ARISING**

1. **Bylaw Review:** The Bylaw Review Committee will be reviewing suggestions received recently by a lawyer at Clark Wilson LLP to the Committee's updated bylaw package to ensure that our bylaws are in line with the Strata Property Act and that the bylaws 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 continues to issue weekly notices advising residents of the dates that work will be undertaken in each of the four sections as well as to identify specific work for the coming week. As each section of the project is completed, the plants will be replaced.

Please read the notices that are posted on all bulletin boards and distributed by FSR Connect by email.

**Residents are to note that there are scheduled times for the removal of construction debris. Owners with any concerns or questions about the project are asked to contact John DaSilva, the RDH Project Manager, whose office is located on P1 level. John is available during regular business hours.**

3. **IGU Replacements:** The IGU Replacement project is currently in progress. The Building Manager will work with Columbia Seal on this project and will notify the unit Owners and dates that access is required for the installation of the new IGU's. Suite Access Notices will be sent to the applicable units to notify the residents of the access date.
4. **02 Drain Issue:** The issue was tabled pending an update report from the engineer.
5. **Depreciation Report:** Council was in receipt of all proposals and Council members will review each proposal before a decision as to which company will complete our next depreciation report is made at the next council meeting.
6. **Electrical Vault:** The electrical vault maintenance was completed March 31<sup>st</sup> and April 21<sup>st</sup>. A report from Houle Electric outlining any concerns is expected prior to our next council meeting.
7. **Windows Cleaning:** Notice was given to residents by mass communication on FSRConnect as well as by postings onsite regarding window washing which is presently in progress by Pacific Heights.
8. **Change in Strata Manager:** It was reiterated that Peter Chan will be the interim Strata Manager. The replacement Strata Manager who will be taking over from Mikhail Ratchkovski will be John Boschert. The transition schedule was reviewed briefly with Council.

### **BYLAW VIOLATION REPORT**

A reminder for residents not to feed birds or keep materials that would permit/encourage nesting. Empty flowerpots should be turned upside down to prevent a potential attraction as a nesting place for pigeons. Strata will also be reviewing any vendor measures that are possible to address any active geese and seagull nesting activity.

- a) **Deck Water Escape Overflow Bylaw Infraction – SL214;** (unit 2206). The Council discussed a complaint about a resident on the 22<sup>nd</sup> floor with reported water escape/overflow from the unit's deck. A letter was sent to the owner of the unit informing them of the bylaw infraction. With no response, the Council agreed that a \$200.00 bylaw fine will be issued for this violation.

- b) **Vehicle Fluid Drip & Uninsured Vehicle Bylaw Infraction – SL251** (unit 3004). The Council discussed a complaint about a resident with an uninsured vehicle that is also leaking fluid in the parking stall. Council agreed to a bylaw fine of \$200 for the parking stall bylaw infraction for a lack of clean up and a continued weekly \$200 fine if clean up remains outstanding. The vehicle will also be subject to towing off the property if clean up does not occur. The Owner will then incur costs for towing (a chargeback) as well as impound storage/release costs. A towing decision will be made by Council at the next meeting.
- c) **Alteration Cleanup Bylaw Infraction – SL242:** (unit 2803) The Council discussed a concern about a unit on the 28<sup>th</sup> 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 the Owner of the bylaw infraction and the Council agreed a \$200 bylaw fine be issued for this violation. The Building Manager confirmed steam cleaning of the carpet in the hallway was conducted once.
- d) **Smoking bylaw infraction – SL106** (unit 906). The reported smoking incident was confirmed by a Concierge. A letter was sent to the owner of the unit informing on the bylaw infraction and the Council agreed a \$200 bylaw fine be issued for this violation.

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. **False Fire Alarm Incident:** A renovation contractor caused a false alarm by leaving the suite door open that resulted in drywall dust being sent out into the hallway. A second false fire alarm occurred as the contractor continued to leave the door open after a warning not to do so.
2. **Renovation Request Documents:** Council was provided with the updated Renovation Request Package for their review.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:28 p.m.

**NEXT COUNCIL MEETING:** Tuesday, May 31, 2022

**FirstService Residential BC Ltd.**



Peter Chan  
Senior Director Strata Operations  
*Per the Owners*  
*Strata Plan LMS 712*

PC/am

**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 please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' 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.

A close-up photograph of a hand cupped together, holding a stream of water. Below the hand, a small model of a two-story house is visible, with water dripping from its roof. The background is dark blue.

# CONDO OWNERS' *Coverage*

**DID YOU  
KNOW?**  
INTERESTING FACT

A logo consisting of two overlapping triangles, one blue and one grey, pointing towards the top right.

## FS Insurance Brokers

Imagine returning home from the month-long vacation of your dreams to an onslaught of voice-mails and letters. You soon discover that a leak originated in your unit while you were away, and even though you'd thought about getting insurance, you never did. Now, you are legally (and personally) responsible for damages and repairs. The Strata Council is seeking payment of the building's insurance deductible and your neighbors are suing for damages. Did you know that Condo Owners' Coverage is available to help in situations exactly like this? Don't wait until it's too late!

### Condo Owners' Coverage provides protection for:

- ▶ Deductible Assessment Insurance
- ▶ Loss Assessment Coverage
- ▶ Additional living expenses
- ▶ Upgrades inside the unit
- ▶ Personal contents
- ▶ Personal liability
- ▶ Leak originating in your unit causing damage to:
  - Your unit
  - Neighboring units
  - Common 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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communication through*

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