

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, May 31, 2022
Via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice President
	Pat Dairon	Secretary
	Kitty Morgan	Privacy Officer
	Keyvan Mahluji	Member
	Larry Madore	Member
REGRETS:	Bev Andrew	Treasurer
	Narendra Chandra	Building Manager
SENIOR DIRECTOR STRATA:	Peter Chan	FirstService Residential
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential

The Council meeting was called to order at 4:03 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

An amendment was made to the Minutes of the Strata Council Meeting held on April 26, 2022, with the smoking violation being Strata Lot 103 and not Strata Lot 106 as incorrectly minuted.

It was then moved and seconded to approve the Minutes of the Strata Council Meeting held on April 26, 2022, as amended. **CARRIED.**

FINANCIAL REPORT

1. **Monthly Statements:** After review, it was moved, seconded and carried to adopt the April 2022 financial statements.

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:** Council reviewed the accounts receivable as of May 18, 2022. There were 15 Owners with overdue Strata fees totaling \$33,301, and 36 Owners with overdue special levy payments totaling \$144,058. All monthly payments for Strata fees and for special levies are due on the 1st of each month. Fines and interest are being charged on overdue payments. Warning letters were sent out to Owners who have significant overdue amounts to advise that liens would be placed on their units if the accounts are not paid.

Owners are reminded that if they receive a statement from FirstService Residential it means that there is a balance overdue, and they should contact FirstService Residential to discuss the balance and to arrange for payment.

A number of Owners responded to hand delivered statements and have addressed outstanding levy payments. The Strata Manager will forward Owner account history of payments for the units that responded to consider waiving of any late levy payment fine.

3. **Report on Unapproved Expenditures:** There were no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures.
4. **2021 Audit:** The audited financial statements for the year ended December 31, 2021, were approved by Council. The financial statements have been made available to the Owners on **FSRConnect™** and on the Strata's website.
5. **Bike Cages Account:** The unused balance of the Bike Cages account is approximately \$68. The account will be closed, and the balance will be transferred to the Contingency Reserve Fund.

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 start up and irrigation repairs have been completed. Plantings for the season have also been completed.
2. **Fitness Centre:** It was noted that the change rooms and sauna are open.
3. **Elevators:** There was no update at this time.

4. **Personnel:** Narendra is on vacation May 25 to June 10, and in his absence, Suki will be providing coverage for the Building Manager position. Corina has returned to work.
5. **Renovations:** Applications were approved for Strata Lots 179 and 192 with both Owners returning signed Indemnity Agreements for the Strata records.
6. **Domestic Water (“Piping”) Issues Committee:** No update from the committee as there has been no update communications from McCuaig.
7. **EV Committee:** EV stations are being used regularly and Owners have been staying within the time limits. Council will continue to investigate the City of Vancouver's classification system for public parking parkades and the requirement to provide EV stations.
8. **Bylaw Review:** The Bylaw Review Committee continues to work with a lawyer at Clark Wilson LLP on our updated bylaw package to ensure that 888 Beach bylaws are in line with the *Strata Property Act* and that the bylaws are enforceable. Once the review is completed there will be a Special General Meeting to present the updated bylaw package to Owners. The committee will develop a grid to show all the changes that have been made to the existing bylaw package. The grid will include changes to wording as well as showing where each existing bylaw can be found in the package as the order in which the bylaws are presented may have changed.

BUSINESS ARISING

1. **Podium Replacement Project.**

- (a) **Exterior Podium Project – The Phase 1:** Exterior Podium Project is underway on the Hornby Street and Seabreeze sides 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 **FSRConnect™** and by email.
- (b) **Interior Podium Project:** The Strata Council met with representatives of RDH Building Science and Nancy Paul, landscape architect, to review the Phase 2 – Interior Podium Project.

There are cost savings and efficiencies if the Phase 2 work commences immediately following the completion of the Phase 1 project in early 2023.

There are three components of both projects:

- demolition and removal of the debris,
- roofing/resurfacing and replacing stairs/other features, and
- planting.

The contractors responsible for the first two components in the Exterior Podium project are performing well and are on time and on budget. When Phase 2 -- Interior Podium Project is approved, the existing contractors will be asked to submit quotes and council will consider whether to award the work to them by issuing Change Orders.

We do not yet have an updated cost estimate for Phase 2 – Interior Podium Project. Council will meet with RDH and Nancy Paul in June to review costs, timing and the information to be distributed to Owners. An information meeting will be held for the Owners possibly in July followed by a Special General Meeting in August where the Owners will be asked to approve the special levy required for the project.

Monthly payments on the current special levy will end on September 1, 2022. Ideally the Owners could have 15 to 16 months over which to spread the payments on the special levy for the Phase 2 – Interior Podium Project if the payments commence on October 1, 2022. Depending on the final cost estimate for the project and the date that the payments commence, we are hoping to keep the monthly amounts to a level not significantly higher than what Owners are paying monthly on the current levy.

2. **IGU Replacements:** The IGU replacement project is underway. The Building Manager works with Columbia Seal on this project, and 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, therefore, the RDH construction manager will not have a schedule of the IGU replacements, or any information related to this separate project.

3. **2 Drain Issues:** Following discussion, Council directed the Strata Manager to issue bylaw infraction/chargeback letters to two units for alleged unapproved alterations believed to be the cause of drainage issues. Included will be a request for unit inspection, reno drawings and permits for alterations completed to the units.

4. **Depreciation Report.**

(a) **Projects:** Other projects that are being reviewed by Strata include:

- elevator renewals, and
- re-piping in specific areas.

These projects have been deferred while the two podium projects which are considered more urgent were dealt with. There could be a time when these and other projects that are outlined in the Depreciation Report become essential and funding requirements will overlap.

(b) **2022 Depreciation Report Update:** The last depreciation report was completed in 2019 and it is now time to obtain a new depreciation report. The Strata Council received quotes to prepare a depreciation report from the following four firms:

- McCuaig & Associates Engineering Ltd.
- Strata Engineering
- RDH Building Sciences Inc.
- Spratt Emanuel Engineering Ltd.

Due to meeting time restraints, Council agreed to arrange a separate meeting to reach a decision.

5. **Electrical Vault:** The electrical vault maintenance was completed March 31st and April 21st. A report from Houle Electric was received including deficiency repairs. Council approved for Houle to proceed as quoted with scope of work to include a power shutdown that will require advance notice to the Residents.
6. **Windows Cleaning:** Pacific Heights completed window washing.

BYLAW VIOLATION REPORT

No bylaw violation report for review

CORRESPONDENCE

- a) **Vehicle Towing – Strata Lot 57.** The Council reviewed correspondence from the Owner requesting reimbursement of towing charges and an apology letter for the inconvenience. From the details provided by the Owner, Council agreed no reimbursement or apology will be issued as the vehicle was towed after having received 4 prior warnings not to park on P1 overnight.
- b) **Parking Stall and Front Door Infraction – Strata Lot 53.** Council discussed a complaint from a Resident of reported debris found in their assigned parking stall as well as decorations on the front door of a neighbouring unit. Council noted no action on the parking stall debris as the responsible Resident can not be identified. Council agreed to review the Strata plan bylaws for any infraction related to the reported front door decoration.
- c) **Various Suggestions and P3 Visitor Parking – Strata Lot 137:** Council reviewed correspondence from an Owner with suggestions about overnight EV charging, gym hours, recycling and P3 visitor parking infraction. Following a discussion, Council agreed no changes are needed for EV charging or to the gym hours. There will be investigation to identify the vehicle and motorbike that has been in P3 visitor for several days on end without displaying the proper pass.

A reminder to all Residents to recycle accordingly and keep the refuse areas tidy

- d) **Children Activity in the Parkade – Strata Lot 205:** Council received a report from an Owner about children who have been playing in the parkade that raised Council concerns about the safety of children due to vehicle traffic. Parents are reminded that children must not be playing in the parkade.
- e) **Suspected Airbnb Activity – Strata Lot 136:** Council received correspondence from an Owner that reported suspected Airbnb activity due to unfamiliar faces and the number of people entering/exiting a unit. Council agreed to investigate further to identify the Airbnb activity.

All complaints must be in writing. A copy of the complaint form is 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 **FSR Connect™** and/or the Building Manager.

NEW BUSINESS

1. ***Insurance Renewal:*** Renewal of the Strata insurance policy that is due June 9, 2022, is currently in progress. A proposal has been received from HUB and a comparative proposal is pending from BFL CANADA. Council requested the Strata Manager to follow up with urgency on this matter.
2. ***Emergency Generator:*** The Strata Manager reported that bi-annual testing of the emergency generator is due in July and will get scheduled for completion by Simson Maxwell barring any scheduling conflict with electric vault repairs.
3. ***Roof Anchor Testing:*** The Strata Manager reported that testing of the roof anchors is due in August and will get scheduled for completion with Pro Bel.
4. ***Portable AC:*** A large number of portable air conditioners have been delivered to Owners within the past few weeks. Are you one of those Owners? Are you planning to purchase a portable air conditioner? It is essential that Owners understand what maintenance is required when using a portable air conditioner in their unit. **Please read the Information sheet that is attached to the end of these minutes if you own, or plan to own, a portable air conditioner.**
5. ***Garden Tower:*** There was a discussion about Council meeting minutes being left on a table in the lobby of Garden Tower. As the Council meeting minutes contain both personal and building information that can be read by anyone who comes into the lobby of Garden Tower, it was decided that the Strata meeting minutes will not be left on the table due to privacy issues. Owners who usually pick up a printed copy of the minutes in the Garden Tower lobby can pick them up from the concierge.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:58 p.m.

NEXT COUNCIL MEETING: Tuesday, June 28, 2022

FirstService Residential BC Ltd.



John Boschert
Senior Strata Manager
Per the Owners
Strata Plan LMS 712

JB/jo

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.

Are you using a portable air conditioner? Are you planning to get one?

How Portable Air Conditioners Work.

The fan in a portable air conditioner pulls hot and humid air from the room into the air conditioner where the humid air is cooled by condensing on cold coils. The cooled air is then vented out the front of the air conditioner. What happens to the condensate (the water produced on the coils) depends on what type of air conditioner that you have. The air conditioner that requires the least maintenance is a **self-evaporative air conditioner** that internally processes and evaporates the condensate and then exhausts it outside through the hose. In a **drip air conditioner**, the condensate will be collected by dripping into a pan that must be emptied on a regular basis. A **partial drip air conditioner** will release most of the condensate through the exhaust hose, but still may deposit some water into a drip pan that will need to periodically be emptied. This type of air conditioner is the least desirable type of air conditioner as it requires more maintenance *as water that exhausts through the hose may collect on a balcony and cannot be allowed to run over the edge of a balcony or down the side of the building.* Failure to capture and properly dispose of any condensate either inside the suite or on balconies could result in fines or insurance costs. When purchasing a portable air conditioner, owners should pay attention to the size/floor area of the room where the air conditioner will be used to ensure that the BTU rating of the air conditioner will provide sufficient cooling for that room.

Air Conditioner Types

The bylaw that permits a portable air conditioner to be used in a suite at 888 Beach is copied below:

42.24: "An owner, tenant or occupant may use a portable air conditioner that does not draw on the common water or natural gas systems in a strata lot. **If the portable air conditioner has an exhaust hose it must not extend out beyond the bottom edge of the frame of an open window.** The building envelope (including the window glass) may not be penetrated to accommodate the exhaust hose. "

An example of a **portable air conditioner** is shown below. The exhaust hose of the portable air conditioner is attached to a window kit and therefore does not extend out beyond the bottom edge of the window frame. Window kits often are included with the purchase of a portable air conditioner. As the type of small opening windows that we have at 888 Beach are awning windows (they are attached at the top and open by pushing the window outwards from the bottom) it may be difficult to find an appropriate window kit. In addition to the one that may have come with your portable air conditioner, a variety of window kits are available for purchase on Amazon. In addition, there are companies in Vancouver that will make a window kit from plexiglass or polycarbonate that will fit an awning window. Such companies can be found on the internet by using the key words "Vancouver plexiglass companies".



Box window air conditioners that sit in an open window and extend out beyond the window frame are not allowed at 888 Beach. A box window air conditioner is shown in the photo below.



Ductless air conditioners (heat pumps) are allowed to be installed in a strata lot at 888 Beach as per the following bylaw:

42.30: *"An owner may apply to install a ductless air conditioning system in a strata lot provided that the installation plan adheres to the requirements that are set out in the Strata Corporation's current renovation application package. The install shall also meet the requirements of the City of Vancouver."*

Ductless air conditioners although extremely efficient are also very expensive to install. Please see Section 7 of our current Renovation Package to learn more about the requirements that must be met to install a ductless air conditioner in a strata lot at 888 Beach.

NOTICE TO OWNERS

FEE PAYMENTS

PLEASE NOTE: In order to serve you better, FirstService Residential BC is in the process of updating its options for payments for Strata Corporations. The new payment process will be through the ClickPay website.

Effective immediately until July 8th, owners will be unable to submit Pre-Authorized Debit (PAD) forms and will also be unable to register for ClickPay. Please see important details below concerning how to submit payments during this time.

Online Banking Instructions

1. Go to your online banking website and select the bill payment option.
2. You will setup "FirstService Residential BC Ltd (Strata)" as the payee. (Make sure it's STRATA)
 - Simply search "FirstService" and it will give you the options.
3. It will then prompt you for the account number. You can find your account number in your FirstService Residential Connect™ portal. To do so:
 - ➔ Log into Connect
 - ➔ Navigate to the My Account menu.
 - ➔ Your online banking account number is the last 8 digits of your Connect™ Account Number
4. Enter your payment amount and payment date.

Payment by Cheque:

- Please make your cheques payable to "Strata Plan [insert community Strata Plan Number, example: BCS 1234]" and mail them to:

FirstService Residential BC
Suite 700 – 200 Granville Street
Vancouver, BC V6C 1S4

Registration for Clickpay will be available in early July. We encourage owners to register for Connect to seamlessly access ClickPay once it is available. To register, please visit: <https://portal.connectresident.com/#/registration>. Should you encounter any difficulties with registration, please contact our Customer Care team, available 24/7, at 1-855-273-1967.

Did you know?

**CONNECT CAN UPDATE
YOUR PREFERENCES?**

FirstService
RESIDENTIAL

*Residents can
choose how to receive
communication through*

FirstService Residential Connect!

FirstService Residential Connect™ allows residents to update their contact information and manage their communication preferences.

- ▶ Update preferred email, phone number and mailing address
- ▶ Choose the type of communication you want to receive
- ▶ Opt-in for electronic communication

To learn more about how you and your community can benefit from FirstService Residential Connect™, sign up today by scanning the QR code below:



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Making a difference.
Every day.

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**DID YOU
KNOW?**
INTERESTING FACT



FS Insurance Brokers

Did you know that flushing foreign objects down toilets can cause major

backups and losses by preventing the passage of material through the piping system?

If a foreign object was flushed down your toilet, you can try snaking it from the drain, but be careful not to push the object further along. If snaking doesn't work, it is advised that you contact a plumber. It is better to spend money to unclog the toilet instead of paying for the repairs of an entire plumbing system that has backed up! Remember, the larger your building, the more extensive the plumbing system and the more extensive potential damages can be. Fast action is necessary!

Don't flush the following down the toilets:

- ▶ Disposable cleaning cloths
- ▶ Wash cloths
- ▶ Diapers
- ▶ Kitty litter
- ▶ Food
- ▶ Hair
- ▶ Trash

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.