

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 ਉਲੱਥਾ ਕਰਵਾਓ

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

*Held on Tuesday, July 26, 2022
via Video Conference*

COUNCIL IN ATTENDANCE:	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Kitty Morgan	Privacy Officer
	Pat Dairon	Secretary
	Keyvan Mahluju	Member (joined at 5:05pm)
	Larry Madore	Member
REGRETS:	Daniel Wang	President
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential
BUILDING MANAGER:	Narendra Chandra	Building Manager

The meeting was called to order at 4:00 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 June 28, 2022 as circulated. **CARRIED.**

FINANCIAL REPORT

1. ***Review of Accounts Receivable:***

- (a) ***Liens:*** Currently monitoring.
- (b) ***Legal Collection:*** Legal collection has been completed for Strata Lot 69 and Strata Lot 251.

Due to the computer conversion at FirstService Residential, the aged accounts receivable report is not available. Account reminder statements were not mailed in July to owners who have outstanding balances. Council will review the aged accounts receivable report when it is available, and statements will be sent to owners with outstanding balances.

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.

Payment Options:

- a) **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.

Connect™ “Make a Payment” Page:



- b) **Owners Who Pay By Online Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any retroactive payment if necessary. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

- c) **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan LMS712, as well as any retroactive payment if necessary.

If you have any questions regarding your account, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statement:** It was moved and seconded to table the financial statement approval for June and July 2022. **CARRIED**

FirstService Residential is undergoing a computer conversion. As a result, the June 2022 financial statements have not been received. The financial statements will be reviewed by Strata Council when they are available and will be posted to the strata’s website and on FSRConnect.

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

3. **Distribution of Minutes and Financial Information:** The minutes of Strata Council meetings, Annual General Meetings and Special General Meetings are made available to owners on FSRConnect, the strata’s website and, in some cases, by mail. If an owner is absent from the site, there is no reason that the minutes and information on financial

obligations and other important matters cannot be obtained online. Please ensure that you sign up for FSRConnect to automatically receive important notices and information regarding your financial obligations for strata fees, special levies, and other amounts.

4. **Report on Unapproved Expenditures:** There are no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of 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 REPORTS

1. **Landscaping:** Currently no concerns or activities to be addressed by Council.
2. **Fitness Centre:** Currently no concerns or activities to be addressed by Council.
3. **Elevators:** Currently no concerns or activities to be addressed by Council.
4. **Personnel:** Currently no concerns or activities to be addressed by Council.
5. **Renovations - Strata Lots 235 and 49:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
6. **Domestic Water ("Piping") Issues Committee:** Council approved the scope of work presented and adjusted cost estimates provided.
7. **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 updated package as the order in which the bylaws are presented may have changed.

BUSINESS ARISING

1. **Podium Replacement Project:**

(a) **Exterior Podium Project – Phase 1:**

Exterior Podium Project is now underway on the Beach Avenue side of the site. We thank the owners who provided feedback on the project and the following issues are in progress or have already been resolved:

- Quotes are being obtained to paint the railings. This was not part of the original scope of work.
- The white surface atop the retaining walls of the townhouse planters is part of the improved sealing system. It prevents water getting in from the top edge of the PVC membrane. Painting over the white surface is not an option.
- The crew worked on Saturday, July 23rd to install the railings around the planters on Seabreeze before the fireworks crowds.

- A problem with the sprinkler in the large planter on at the corner of Howe & Seabreeze will be adjusted to ensure the water does not hit the windows of the adjacent townhouse.

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 from Narendra.

For those who are paying the special levy related to the Exterior Podium Project monthly, **the final payment will be September 1, 2022**. This payment schedule was limited to a 10-month period.

(b) Interior Podium Project - Phase 2:

An information meeting was held for owners on July 12, 2022 to outline the Interior Podium Project. The presenters at the meeting were representatives of RDH Building Science and Nancy Paul, landscape architect. After the formal presentation, there was time for questions and answers. A video (approximately 70 minutes long) was made of the presentation, and it is available to view on the strata's website and on FSRConnect. A link to the video was sent to owners by FSRConnect and by Narendra's email list.

The video of the July 12, 2022 presentation to the owners on the Phase 2 - Interior Podium Project included a preliminary budget of \$5,660,000. Based on discussions at the presentation, the Strata Council has decided to increase the project contingency and, as a result, the special levy amount has been rounded up by \$40,000 to \$5,700,000.

If the \$5,700,000 special levy is approved at the Special General Meeting on August 16, 2022, owners can pay the full amount on October 1, 2022 or choose to make monthly payments over a 16-month period from October 1, 2022 to January 1, 2024. We cannot extend the payment period past January 2024 because the project is scheduled to end in December 2023, and we will require the funds in the bank to pay the contractors' final invoices. Based on the 16-month payment period, the monthly payments will be approximately 26% higher than what owners are currently paying monthly on the special levy for Phase 1.

The interior podium design and landscaping will be virtually the same as the current courtyard.

- The reflecting pond with the water feature will remain. This has been part of the plan since the outset.
- Some railings will be added to staircases as required by the City of Vancouver.
- The Tilia Cordata (Little Leaf Linden) trees in the lower courtyard will be replaced with the same species. When the special levy is approved and payments commence, the trees can be pre-ordered. This will give them an additional period of growth before they are planted on the site.
- There is an Interior Planting Plan display board in the Beach Tower upper lobby with photos and descriptions of the plants and trees. Two exceptions to replacing all plants and trees with "like and like" are due to changes in what the City of Vancouver allows:
 - Cotoneaster adpressus (creeping cotoneaster) will be planted instead of Ivy which is considered invasive.

- *Styrax japonicas* (Japanese Snowbell) will be planted instead of the Japanese Cherry trees which have an invasive root structure.

The Notice of the Special General Meeting to be held on **Tuesday, August 16, 2022 at 7:00 p.m. at the False Creek Yacht Club** will include a resolution for Owners to approve the special levy of \$5,700,000. Please plan to attend the meeting or provide a proxy.

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 the RDH construction manager will not have a schedule of the IGU replacements, or any information related to this separate project.

3. **1501 Howe Street Tower - 02 Drain Issues/Odors:** Offensive odours and pipe noise have been reported by Residents. It is suspected that various alterations conducted in several units are contributing to the current issues. Common pipes and vent stacks of the original construction may have been compromised during kitchen alterations in several units where piping has been rerouted, where a vent stack was capped, where a vent pipe may have been replaced with a diameter of pipe which is non-code compliant, and where grey water (from shower, tub, or sink) may have been rerouted to an inappropriate (possibly rainwater roof drain) stack.

It is yet to be determined whether these alterations have caused the smells and pipe noise. Further inspection to investigate how the effect of these renovations may be impacting the drainage system is in process to be coordinated upon consultation with plumbing and engineering services as to the recommended investigation scope.

4. **Depreciation Report:** The Depreciation Report update is currently in progress.
5. **Electrical Vault:** Council approved Houle Electric to proceed as quoted with scope of deficiency work. As this will require a power shutdown, advance notice to the Residents will be issued once scheduling has been confirmed.
6. **Emergency Generator:** The approved scope of work has been completed satisfactorily.
7. **Roof Anchor Testing:** The approved scope of work is pending scheduling confirmation to be completed in August.

BYLAW VIOLATION REPORT

Council directed the Strata Manager to issue Bylaw violation letters with possible fine(s) to the applicable Owner/Tenant for any complaints received for alleged Bylaw violations. All materials related to such will be reviewed in depth by Strata Council at the upcoming Meeting. Any necessary investigations and/or decisions related to enforcement will be at the majority direction of Strata Council.

Additionally, Council directed the Strata Manager to issue Bylaw violation letters to any Owner/Tenant that may be responsible or deemed responsible for a property damage loss and costs have been incurred by the Strata Corporation to remedy. Any necessary investigations and/or decisions related to enforcement will be at the majority direction of Council.

Council may direct the Strata Manager to seek legal advice on the Strata Corporation's behalf under one of the applicable legal retainer programs for matters where the *Strata Property Act* and/or the Bylaws are unclear.

CORRESPONDENCE

1. ***Correspondence Received: Strata Lot 119 Re: Waiver of Assessed Fines:*** The correspondence has been reviewed and the Strata Council appreciates the Resident's time taken to submit their communications.

It was moved and seconded to waive 50% of the fines assessed. **CARRIED.**
2. ***Correspondence Received: Re: Vancouver-False Creek MLA:*** Council reviewed correspondence from the local MLA welcoming Strata Council to reach out to discuss community matters.
3. ***Correspondence Received: Strata Lot 114 Re: Prohibited Short Term Rental:*** The correspondence has been reviewed and the Strata Council appreciates the Agents time taken to submit their communications.

It was moved and second to assess a fine in the amount of \$200. **CARRIED.**
4. ***Correspondence Received: Strata Lot 12 Re: Podium Project:*** The correspondence has been reviewed and the Strata Council appreciates the Resident's time taken to submit their communications.

Information related to the podium project is contained in these minutes.
5. ***Correspondence Received: Strata Lot 13 Re: Podium Project Phase 2:*** The correspondence has been reviewed and the Strata Council appreciates the Resident's time taken to submit their communications.

Information related to the podium project is contained in these minutes.
6. ***Correspondence Received Strata Lot 76 Re: Prohibited BBQ Use/Consideration of Bylaw Amendment:*** The correspondence has been reviewed and the Strata Council appreciates the Resident's time taken to submit their communications.

There will be no change to the bylaw regarding barbeque usage.

NEW BUSINESS

1. ***TK Elevator: Mandatory Cat5 Test:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
2. ***Milani - Quote #1164312:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
3. ***Milani - Quote #1167256:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
4. ***Milani - Quote #1167260:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

HAVE YOU HEARD?



FirstService
RESIDENTIAL

Connect is
self serve!

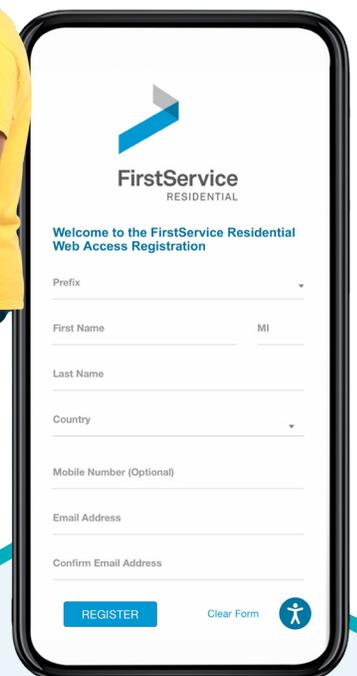
FirstService Residential Connect™ allows you to easily manage your personal and account information!

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- ▶ Manage your communications preferences
- ▶ View your account balance
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**DID YOU
KNOW?**
INTERESTING FACT

FS Insurance Brokers

Many apartments and townhouses contain products suitable for everyday use that, if not stored properly, present a serious risk of fire. Did you know that these common liquids are all flammable?

Spray paint and paint solvents

Liquid pesticides

Aerosol sprays

Hand sanitizer

Antifreeze

Kerosene and propane

Motor oil and diesel fuel

Nail polish and polish remover

Tips for storing and maintaining flammable and combustible liquids:

- ▶ Only keep the minimum amount necessary.
- ▶ Keep a fire extinguisher near your storage location.
- ▶ Pesticides must be stored in their original container.
- ▶ Saturated rags and cloths should be stored in a tightly sealed metal container or properly disposed of after use.
- ▶ Open windows for ventilation of small spills. Fans or other electric devices could provide an ignition source.
- ▶ Evacuate immediately and contact 911 for large spills.
- ▶ Consult your by-laws for any restrictions that prohibit on-site storage of flammables and combustibles, especially on common property.

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