

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, August 30, 2022  
via Video Conference***

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

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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 July 26, 2022 as circulated. **CARRIED.**

**FINANCIAL REPORT**

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

- (a) ***Liens:*** Currently monitoring.
- (b) ***Legal Collection:*** None to report.

Due to the computer conversion at FirstService Residential, the aged accounts receivable report is not available. Account reminder statements were not mailed in July and August 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](mailto: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 and July 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](http://www.888beachvancouver.com). The Owners' Only section of the website can be accessed as follows:

**User I.D.:** owners.  
**Password:** \$B15Sea8

3. **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.
4. **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 FSR Connect, the Strata's website and, in some cases, by mail. If an Owner is absent from the building, 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 FSR Connect and provide your email address to the Building Manager to automatically receive important notices and information regarding your financial obligations for strata fees, special levies, and other amounts.

### **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:** In the event that walls are opened during an approved renovation, Council would like to be provided access to the suite under renovation for a general inspection of the condition of existing pipes as well as noting pipe configurations to identify locations of "90 degree" drains and clean out locations that are not shown in the strata plans.
6. **Domestic Water ("Piping") Issues Committee:** Currently no concerns or activities to be addressed by Council.
7. **Bylaw Review:** Council received communication submitted by a group of Owners with suggested amendments to the minimum permitted time period of rentals. The correspondence has been reviewed and the Strata Council appreciates the residents time taken to submit their communications which will be reviewed by the Committee and Strata Council for consideration.

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:*** The Exterior Podium Project continues on the Howe Street and Beach Avenue sides of the site. The project is on time and on budget.

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 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.

The work on the exterior podium project exposed two Fire Standpipes located at the corner of Howe and Beach and on Beach Avenue near the Mini Market. Both Fire Standpipes were rusted and will be replaced by Vanco Fire. Council approved the replacements which will cost approximately \$5,800 each.

- (b) ***Interior Podium Project - Phase 2:***

The Owners approved a special levy of \$5,700,000 for the interior podium renewal project at the Special General Meeting held on August 16, 2022.

The minutes of the Special General Meeting were distributed to owners by mail and by email for those who are signed up for FSR Connect. The minutes include an Approved Special Levy Schedule outlining the amounts due for all units.

Payments on the \$5,700,000 special levy will **commence October 1, 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.

The Interior Podium Project demolition will commence in December, 2022. The strata and RDH will provide updates as the planning unfolds. Residents of townhouses on Howe Street, Beach Avenue and Hornby Streets will be required to remove everything from their patios such as furniture, plant pots and barbecues. The Strata Manager is looking for space in the parkade that can be made available for unsecured storage. The TH Owners will be asked to first use their own spaces, such as roof top decks, balconies, private garages, and storage lockers, for storage before using the common area storage.

Barbecues that are put into the strata's storage must be labelled with the owner's name and TH #. Propane tanks cannot be stored indoors in the strata's storage or in private garages.

The semi-annual junk removal is planned for late October in case any TH Owners wish to rid themselves of any furniture, pots, and other items from their patios. Disposal of plants and shrubs should be done as organic waste and not be placed in the junk removal area.

In recent weeks there have been two failures in the irrigation system in the interior courtyard. Due to a hole in the membrane, the first failure resulted in water damage in a townhouse. The second irrigation failure near Ocean Tower resulted a significant flow of water and mud near Ocean Tower and a leak through the membrane into the parkade. There was no water ingress into the Ocean Tower lobby or any of the nearby townhouses.

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.
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 these 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.  
  
A meeting with Council Members, Williams Engineering and RDH is being set up to investigate how the effect of these renovations may be impacting the drainage system. The intent of this meeting is to review previous reports and to develop next steps in the investigation and resolution of this problem.
4. **Depreciation Report:** The Depreciation Report update is currently in progress.
5. **Electrical Vault:** The scope of work is pending scheduling confirmation. As this will require a power shutdown, advance notice to the Residents will be issued once scheduling has been confirmed.
6. **Roof Anchor Testing:** The approved scope of work is scheduled for completion on September 9, 2022.
7. **Pacific Heights: Common Property Damages - Fireplace Vent:** The exterior building inspection for additional cleaning services for soot removal has been completed.

Notification has been issued to each Owner required to have their fireplaces serviced as soot has accumulated around their exterior exhaust pipe. The cost of additional service to remove exhaust staining (soot) from the common property will be charged back to those units in accordance with the bylaws.

8. **HUB Insurance: Water Loss Incident. Claim #53610-870973/Claim #53310-1017370:** Pipe modifications have been made at the leak location to mitigate any future occurrence. It has now been determined that the loss exceeds the Strata Corporation insurance deductible and the strata's insurer will proceed to the necessary repairs to common property and affected strata lots accordingly.

Council has requested a meeting with Milani Plumbing and McCuaig Engineering to make recommendations as to how we might locate pipes that have 90 degree turns in the as-built piping configuration in our complex. In addition, the committee will make recommendations as to how pipe cleaning should be carried out for future service requirements.

### **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 4 Re: Response to Bylaw Notification:** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

The Building Manager will follow up with the resident to ensure there are no prohibited items being stored.

2. **Correspondence Received: Strata Lot 53 Re: Piping Modifications:** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

The concerns have been addressed and clarified to the resident; there is no further action required.

3. **Correspondence Received: Strata Lot 87 Re: Response to Bylaw Notification:** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

The matter has been clarified and further steps to identify the source unit of the water overflow from a deck will be investigated further if it is reported again.

### **NEW BUSINESS**

1. ***Pacific Heights - Semi-Annual Window Service:*** The approved scope of work is pending scheduling confirmation to be completed in October.
2. ***Vanco Fire - Annual Life Fire Safety Inspection:*** The approved scope of work has been scheduled and notified to residents, beginning on September 12, 2022.
3. ***Vanco Fire – Corroded Piping Repairs:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been completed satisfactorily.

4. ***Waste & Recycling:*** Council has requested that the Strata Manager review the current contract and renewal terms, obtain competitive quotes for services, and investigate the potential of installing a residential cardboard compactor.
5. ***Beach Tower Canopy Repairs:*** The recommended scope of work is currently in progress for completion.
6. ***Milani – Technical Safety BC Boiler Certification:*** Deficiencies related to logbook requirements and administrative activities that were noted at an inspection by Technical Safety BC are to be rectified by Milani. A follow up inspection will be scheduled.
7. ***Navigator Solutions – Automatic Door Closure Repairs:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been completed satisfactorily.

8. ***2023 Annual General Meeting Planning:*** Council and Management discussed beginning the preparation of the proposed annual budget, reviewing CRF contribution requirements, and scheduling a proposed meeting date for the Annual General Meeting in 2023.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:30 p.m.

**Next Meeting:** September 27, 2022.

**FirstService Residential BC Ltd.**



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

JB/sm

**Email:** [info.bc@fsresidential.com](mailto: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.**

### **FSR Connect™ 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.



## Cigarette Disposal

Cigarettes and cigars are a leading cause of residential fires in Canada. In Vancouver in 2015, there were 90 smoking-related fires and in 2017, 120. Since 2001, 1 in 3 fire-related deaths in Vancouver have been attributed to smoking. With the legalization of cannabis, incidents are expected to rise.

Fires caused by residents or guests using flower pots or planters as ashtrays or throwing cigarettes over balconies or patios can cause devastating property and life loss. The soil in planters often contain highly combustible materials like peat moss, and yet they are commonly used as ashtrays. Peat moss is added to potting soil to retain moisture and keep the pot light. Other materials that are found in planters and can fuel flames are vermiculite, Styrofoam and fertilize.

### Remember:

- Never toss hot cigarette butts over the balcony or out a window.
- Never toss hot cigarette butts or ashes in the trash or in a planter.
- Use a sturdy ashtray with a wide stable base or a can filled with sand to extinguish smoking materials.
- Do not place ashtrays on chairs or sofas.
- Soak cigarette butts and ashes in water before throwing them away.
- Never smoke in bed.



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