

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, September 27, 2022  
via Video Conference***

<b>COUNCIL IN ATTENDANCE:</b>	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Kitty Morgan	Privacy Officer
	Larry Madore	Member
<b>REGRETS:</b>	Daniel Wang	President
	Pat Dairon	Secretary
	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 August 30, 2022, with the correction noted in these minutes. **CARRIED.**

**Noted Correction:** *Correspondence Received: Strata Lot 4 to read Strata Lot 3.*

**FINANCIAL REPORT**

1. **Review of Accounts Receivable:** Strata Council reviewed a listing of accounts receivable as of September 21, 2022. There are a number of Owners who have not fully paid their share of the \$2.8 million levy that was approved in October 2021. **The final payments on this levy were due on September 1, 2022. If you were paying over the 10-month period from December 1, 2021 to September 1, 2022, please ensure that you have remitted all your payments.** Due to the computer conversion at FirstService

Residential, account reminder statements were not mailed in July and August. Reminder statements were sent out in September to owners who have outstanding balances. Any owner who received a statement should contact FirstService Residential Accounts Receivable directly at [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com) to pay the overdue amounts on their account.

- (a) **Liens:** It was moved and second to issue liens for units which have been issued lien warning notification. **CARRIED.**
- (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.**

- 2. **Monthly Statement:** It was moved and seconded to table the financial statement approval for June and July 2022. FirstService Residential is undergoing a computer conversion. As a result, there has not been time to review the June and July 2022 financial statements that were received just before the Council meeting. The financial statements will be reviewed by Strata Council.

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 **FSRConnect™**, 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 **FSRConnect™** 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.
- 5. **2023 Operating Budget:** Council and Management discussed beginning the preparation of the draft proposed annual budget, any proposed capital projects and estimated CRF contribution requirements.

## **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:** There have been no renovation approvals to document since the last meeting date.
6. **Domestic Water ("Piping") Issues Committee:** Currently no concerns or activities to be addressed by Council.
7. **Bylaws:** 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 an information meeting to present the updated bylaw package to Owners prior to a General Meeting where they will be proposed for adoption. 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.
  - **Waiver and Release of Liability Re: "Strata Lot Key" Revised:** The key waiver and release of liability document has been reviewed and edited by Clark Wilson as to recommended revisions.

It was moved and seconded to approve the revised document as presented. **CARRIED.**

Notification will be issued to residents who currently have the former key waiver and release of liability form on file to execute the updated form.

## **BUSINESS ARISING**

1. **Podium Replacement Project:**
  - (a) **Exterior Podium Project – Phase 1:**

The Exterior Podium Project continues on the Beach Avenue side of the site. The project is on time and on budget with the crew working on some Saturdays to take advantage of the good weather.

RDH issues weekly notices advising residents of the dates that work will be undertaken 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.

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

The Owners approved a special levy of \$5,700,000.00 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 **FSRConnect™**. The minutes include an Approved Special Levy Schedule outlining the amounts due for all units.

Payments on the \$5,700,000.00 special levy will **commence October 1, 2022**. Owners can pay the full amount by October 1, 2022 or choose to make monthly payments over a 16-month period from October 1, 2022 to January 1, 2024 by cheque, online or by registering for monthly payments through ClickPay. Due to difficulties that some Owners experienced with the ClickPay registration, FirstService Residential has now agreed that ClickPay will process automatic monthly payments for any Owners who were set up for PAD (Pre-authorized debit) for the previous special levy. Refer to the attached September 21, 2022 memo issued by FirstService Residential. Owners who were not set up on PAD for the previous levy, must take care of their own payments by cheque, online or by registering for ClickPay.

The interior podium project will commence in late 2022. The strata and RDH will provide updates as the planning unfolds. Residents of Townhouses will be required to remove everything from their patios such as furniture, plant pots and barbecues. The Strata Manager has identified spaces 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 have their propane tanks removed and be labelled with the Owner's name and TH #. Propane tanks cannot be stored indoors in the parkade, in the strata's storage or in private garages or lockers.

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 not be placed in the junk removal area. Leaves and small stems can be cut to size with scissors and disposed of in the organic waste bins. Large stems, root balls, and soil must be placed the large household garbage (landfill) bins.

2. ***IGU Replacements:*** There are approximately ten IGU's yet to be installed.
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 was held to discuss recommendations and to obtain a proposal to further investigate how the effect of these renovations may be impacting the drainage system. The Strata Council is currently reviewing the submitted proposal for approval to proceed.

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 has been completed satisfactorily.

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.

It has been clarified by the Building Manager that several units at the southwest facing Beach Tower locations were incorrectly identified for notification of fireplace maintenance and additional correspondence will be issued to those units accordingly.

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 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. Final repairs to be completed by Belfour Property Restoration.
9. **Pacific Heights – Exterior Clean/Window Service:** The approved scope of work has been scheduled and notification issued to residents.
10. **Vanco Fire – Annual Life Fire Safety Inspection:** The annual inspection has been completed and reports are currently pending from the service provider for review. Once obtained, the Strata Council will review for scheduling deficiency repairs required and those units for which no access was provided, for rescheduling of inspection.
11. **Vanco Fire – Corroded Piping Repairs:** The approved scope of work has been completed satisfactorily.
12. **Waste & Recycling Review:** On further review, the current services contract is set to automatically renew for a 12-month term in November 2022 and the date for termination notification has expired. Competitive quotes for services will be obtained closer to the

termination date and continue to investigate the potential of installing a residential cardboard compactor when considering service options.

13. ***Beach Tower Canopy Repair:*** The recommended scope of work is currently in progress for completion.
14. ***Milani – Technical Safety BC Boiler Certification:*** Deficiencies related to logbook requirements and administrative activities that were noted at an inspection by Technical Safety BC, have now been rectified by Milani. A follow up inspection will be scheduled with Technical Safety BC.
15. ***2023 Annual General Meeting Planning:*** It was discussed to review and schedule a proposed date for the Annual General Meeting for organization purposes.

### **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 65/94/112/164/ Re: Response to Bylaw Notification:*** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

It has been clarified by the Building Manager that several units at the southwest facing Beach Tower locations were incorrectly identified for notification of fireplace maintenance and additional correspondence will be issued to those units accordingly.

2. ***Correspondence Received Strata Lot 246 Re: Request to Waiver Assessed Fine:*** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

It was moved and seconded to waive the fine assessed. **CARRIED.**

3. ***Correspondence Received Strata Lot 76 Re: Rental Bylaw Amendment:*** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

4. **Correspondence Received Strata Lot 103 Re: Elevator Signage:** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

The Strata Council will review the request and address unsightly postings for removal.

5. **Correspondence Received Strata Lot 239 Re: Bylaw Contravention Complaint:** The correspondence has been reviewed and Council appreciates the resident's time taken to submit their communications.

It was moved and second for a bylaw reminder notification to be issued. **CARRIED.**

### **NEW BUSINESS**

1. **Milani - Quote 1175381:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
2. **RDH - Piping Review C4:** The Strata Council has reviewed the concern related to a piping termination in the non-residential unit. There was no code violation or evidence of moisture found and will continue to be monitored.
3. **Administration – Mail Out Instruction:** The Strata Council reviewed the mail out instruction on file for meeting minutes and this will be addressed with the Administration Department as to actual physical copies sent.
4. **Milani – Quote 1175376:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
5. **Exterior Railing Painting:** The Strata Council has reviewed the proposals submitted by the selected contractors. Once clarification as to the quoted scope of work is clarified, Council will confirm with Remdal for the painting to proceed.
6. **Milani – Quote 1167508/1167462:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:45 p.m.

**Next Meeting:**           October 25, 2022

FirstService Residential BC Ltd.



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

JB/db

**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.**

### **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.



September 21, 2022

## **NOTICE TO OWNERS**

### ***Strata Plan LMS 712 – 888 Beach***

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#### **UPDATE – FURTHER CLARIFICATION**

#### **SPECIAL LEVY PAYMENT INSTRUCTION**

#### ***INTERIOR PODIUM MEMBRANE PROJECT PHASE II***

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Dear Owner(s):

Apologies for previous communications that may have been unclear or in contradiction with the current update, as clearer information has become available for levy payment processing on the migration for PAD to ClickPay.

**Please find important information on ClickPay payment of Phase II special levy beginning October 1, 2022.**

- Owners that previously had special levy withdrawal authorization instructions on file for the former PAD withdrawal method **have been pre-registered for the special levy AUTO PAY** setting in ClickPay and **any current levy and future levies approved will be withdrawn automatically. NO ACTION IS REQUIRED.**
- **Owners** may still check their ClickPay account settings to verify that special levies are set up for **AUTO PAY** on their account.

**Owners that were NOT making payment by PAD of special levies will need to follow the earlier detailed instruction on how to make payment or payments whether through ClickPay, electronic banking or cheque.**

***If you require assistance with ClickPay payments, please contact\* the following directly for assistance:***

**ClickPay at:** [www.ClickPay.com/GetHelp](http://www.ClickPay.com/GetHelp)

**ClickPay Customer Care Centre at:** 888-354-0135 (option 1)

\*Please do not contact the Accounts Receivable Department or your Strata Manager for ClickPay assistance as we do not have access to your account and will be directed to ClickPay for assistance.

If you require assistance with electronic banking instructions or cheque payment please contact our Accounts Receivable Department directly at: [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).

**Your patience and understanding are appreciated.**



# FIRE *Extinguishers*

**DID YOU  
KNOW?**  
INTERESTING FACT



## FS Insurance Brokers

Did you know that two leading causes of fires are unattended candles and kitchen grease fires? Fire extinguishers can help save lives and property, and prevent catastrophic damage to your home. When well-placed and easy-to-access, extinguishers can be used to put out small fires, or to suppress flames while you escape to safety. Use the following tips to ensure your residential fire extinguisher will be ready in case of emergency.

### On a monthly basis:

- ▶ Ensure clear access to the extinguisher
- ▶ Check for proper pressure—needle should be in the ‘green zone’ on extinguisher with a gauge
- ▶ Check that nozzle, pin, and tamper seal are unhindered and intact
- ▶ Check for dents, leaks, rust, or chemical deposits
- ▶ Shake the fire extinguisher to prevent settling of powder

### Replace fire extinguishers if:

- ▶ Pressure needle if outside the ‘green zone’
- ▶ Handle is wobbly or broken
- ▶ Locking pin is missing or unsealed
- ▶ Hose is cracked, ripped, or blocked with debris
- ▶ Required by manufacturer’s instructions or if the extinguisher is more than six years old

**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.