

IMPORTANT INFORMATION Please have this translated

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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

सबूती जाठवणी विरथा बरवे विजे वेले दिस दा तुलेंबा बरवादि

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS712
888 BEACH**

*Held on Tuesday, January 31, 2023
Via Video Conference*

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Kitty Morgan	Privacy Officer
	Larry Madore	Member
	Keyvan Mahlujy	Member
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential

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 December 6, 2022 with the following amendment noted. **CARRIED.**

Amended - Business Arising #6:

6. ***Vanco Fire – Annual Life Fire Safety Inspection:*** The annual inspection has been completed and deficiency reports have been received from the service provider for review. The Strata Council has reviewed the report, and a schedule will be provided to Owners whose units require deficiency repairs. Owners of units for which no access was provided will be rescheduled for the inspection.

It was moved and seconded to approve the scope of work as presented. **CARRIED.**

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** Strata council reviewed a listing of accounts receivable as of January 19, 2023. The accounts receivable are improving with more owners now catching up on their special levy payments. Owners are reminded that payments for monthly strata fees and for the special levy are due on the 1st day of each month. Reminder statements are sent out monthly. Any owner who receives a statement should

contact FirstService Residential to pay the overdue amounts on their account. Some accounts are now being sent for collection and liens will be placed on some units where applicable.

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

- (a) **Liens:** It was moved and seconded to issue liens on Strata Lots 235 and 248. **CARRIED.**
- (b) **Legal Collection:** It was moved and second to proceed with legal collection on Strata Lot 146. **CARRIED.**

- 2. **Monthly Statement(s):** It was moved and seconded to approve the financial statement(s) for September to December 2022. **CARRIED.**

The financial statements for December will be updated by the auditors to include invoices for 2022 that are received in January and February 2023.

Owners wishing to view the most recent financial statement are encouraged to log onto **FSRConnect™**. The financial statement can be viewed by logging into your account, clicking on "Forms and Documents", then "Financial Document", and then selecting the desired file 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. **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. **2023 Operating Fund Budget:** Strata Council will present the 2023 budget to the owners at the Annual General Meeting on February 27, 2023 at 7:00 p.m. at the False Creek Yacht Club. There will be no change in the strata fees for 2023.

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.

- (a) **Civil Resolution Tribunal File #138092 Re: Strata Lot 185:** The Strata Council has initiated Civil Resolution Tribunal proceedings related to legal and professional expenses incurred by the Strata Corporation which have been charged back in accordance with the bylaws and remain outstanding.

COMMITTEE REPORTS

- 1. **Landscaping:** The landscapers are addressing the entrance planter boxes to refresh the look and variety of plants.

2. **Fitness Centre:** Currently no concerns or activities to be addressed by Council.
3. **Elevators:** Tabled pending Annual General Meeting proposed budget approval.
4. **Personnel:** Part time Concierge position is vacant and hiring to fill the vacancy is in progress.
5. **Renovations:** It was moved and seconded to approve as submitted by Strata Lots 134/163/91/74/248. **CARRIED.**

Strata Lot 91: The Strata Council was advised by the Committee of two proposals that were not included in the Owner's original renovation application.

It was moved and seconded to approve the proposed alteration to the common property elevator vestibule. **DEFEATED.**

It was moved and seconded to approve the installation of a larger kitchen exhaust vent that would be vented through the common property concrete slab to the roof. **DEFEATED.**

6. **Domestic Water ("Piping") Issues Committee:** Site review and inspections have been completed. Piping samples have been obtained at various locations, further reporting on the condition assessment is pending for review.
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 held to present the updated bylaw package to Owners prior to a Special General Meeting to be held in the Spring at which the updated bylaws will be proposed for adoption. The Committee is in the process of developing 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:** Completed and tabled pending any further updates.
 - (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. Payments on the \$5,700,000 special levy **commenced October 1, 2022.**

Memos were issued to advise staff and residents that there is no access to the courtyard or patios during the construction due to Work Safe BC regulations.

The Phase 2 project in the courtyard commenced on October 31, 2022. The demolition work by Hamza has been completed. The replacement of the membrane by Renewal is underway.

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

2. **2022 IGU Replacements:** There are approximately three IGU's yet to be installed.
 - **2023 IGU Replacements:** Owners have submitted their forms to identify failed IGU's in their units. These have been tabulated and forwarded to RDH Engineering Services to arrange for the IGU replacements in 2023. The IGU program occurs in the fall each year so that we have an estimate of the amount that should be included in the following year's budget. IGU's can fail at any time during the year and not just in the rainy winter season. If you notice a failed IGU during the year, perhaps it could be marked with a post-it or a piece of tape so that you will remember to report it on the next year's form.
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.

Williams Engineering is proceeding with the investigation and how the effect of these renovations may be impacting the drainage system. Confirmation of the scheduled date and time for units required for access and common areas is pending for notification from the service provider.
4. **Depreciation Report:** The depreciation report is in progress. It cannot be finalized until after the strata receives a report from McCuaig regarding the test results on domestic water system piping in various areas of the complex.
5. **HUB Insurance – Water Loss Incident – Claim #53610-870973 – Claim #53310-1017370:** Final repairs have been confirmed completed by Belfour Property Restoration October 26, 2022 and the warranty certificate has now been provided for the Strata Corporation records. No further action is required.
6. **Beach Tower Canopy Repair:** Tabled.
7. **Exterior Railing Painting – Remdal:** The approved scope of work will be completed in the spring, as is weather dependant.
8. **225KVA Transformer Replacement – Houle Electric:** Due to reported transformer vibration output concerns by a resident that lives in the vicinity of the transformer, Houle Electric is actively monitoring the transformer after having installed data monitoring equipment to assess and provide further recommendations to the Strata Council to mitigate the concerns.

There is a solution in place which has temporarily mitigated the transformer noise and recommendations are pending as to a potential permanent fix to stabilize the transformer which will be considered prior to proceeding with replacement.

9. **Commercial Parkade Business License Fees - EV Charging Requirement:** Notification has been received from the City of Vancouver related to electric vehicle charging stations, applicable to commercial parking facilities, which will be mandatory to be implemented in future. Further review and clarification is required to assess infrastructure and compliance requirements, if any, that apply to 888 Beach.
10. **Parking Stall Assignment Dispute – Strata Lot 19 and 119:** The Strata Council has obtained legal assistance involving a parking stall assignment dispute between (2) strata lots. Information obtained from the Owners, Strata Corporation and original developer records that relate to the assignment are being investigated. The legal review has not been able to determine the rightful assignment of the disputed stall.

The Strata Council is proceeding to a physical audit of the parking stall assignments to be cross referenced with the strata plan to determine an unassigned stall. Timeline to complete is by the end of February. In addition, the Strata Council is to review parking stalls to identify a larger common property stall for use on a temporary basis.

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.

1. **Bylaw Violation Report:** It was noted that bylaw notifications have been issued for payment arrears of strata fees, parking violations and one remaining unit pertaining to mandatory maintenance, which are currently pending decision by the Strata Council.
2. **Chargeback Violation Report:** It was noted that bylaw notifications have been issued for potential chargeback of associated costs due to common property damage which are currently pending decision by the Strata Council.

CORRESPONDENCE

1. **Correspondence Received Strata Lot 26 Re: Response to Bylaw Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded the matter has been resolved satisfactorily. **CARRIED.**

2. **Correspondence Received Strata Lot 1 Re: Request for Reimbursement:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to approve a one-time reimbursement on confirmation of service completed. **CARRIED.**

3. **Correspondence Received Strata Lot 69 Re: Response to Bylaw Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to charge back the incurred cost, no fine. **CARRIED.**

4. **Correspondence Received Strata Lot 93 Re: Remediation Request:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

There is no further action required.

5. **Correspondence Received Strata Lot 95 Re: Response to Bylaw Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded that the matter has been resolved satisfactorily. **CARRIED.**

6. **Correspondence Received Strata Lot 142 Re: Request to Waive Fines:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to waive the assessed fines and nominal interest. **CARRIED.**

7. **Correspondence Received Strata Lot 102 Re: Response to Bylaw Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to charge back the incurred cost, no fine. **CARRIED.**

8. **Correspondence Received Strata Lot 192 Re: Request to Waive Fines:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

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

9. **Correspondence Received Strata Lot 235 Re: Bylaw Contravention Allegation:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to issue a reminder notification. **CARRIED.**

10. **Correspondence Received Strata Lot 234 Re: Request to Waive EV Loitering Charges:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to waive the assessed loitering charges and issue a Rule contravention notification. **CARRIED.**

11. **Correspondence Received Strata Lot 124 Re: Request to Waive Fines:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

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

NEW BUSINESS

1. ***Milani Plumbing Quote #1187666***: It was moved and seconded to approve the scope of work as presented. **CARRIED.**
2. ***Milani Plumbing Quote #1187671***: It was moved and seconded to approve the scope of work as presented. **CARRIED.**
3. ***FirstService Residential – Annual Service Fee Addendum***: It was moved and seconded to approve the addendum. **CARRIED.**
4. ***As Per Council***:
 - ***EV Charging***: The Strata Council reviewed a request for an electrical outlet to be installed for electric vehicle charges purposes. It was determined that the bylaws prohibit such use for outlet installation, which is permitted only for trickle charging for battery maintenance, and, therefore, such requests will not be accommodated.
 - ***Rule Update***: It was brought to the attention of the Strata Council that a Rule amendment had not been ratified at a General Meeting and therefore ceased to exist and not enforceable at the current time.

It was moved and seconded to amend the following Rule. **CARRIED.**

From:

3. MOVE-IN FEE RULES (BYLAW 39.5)

2. At the discretion of the Strata, a fee for a security guard to monitor a move can be charged. The fee is \$95.00 for a security guard for a minimum of four hours (even if he works less than four hours). For moves that exceed four hours, the Owner will be charged the hourly rate plus applicable taxes billed to the Strata by the security firm.

To:

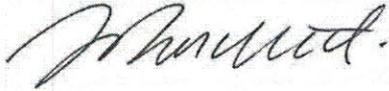
2. At the discretion of the Strata, a fee for a security guard to monitor a move can be charged. The fee is \$125.00 for a security guard for a minimum of four hours (even if he works less than four hours). For moves that exceed four hours, the Owner will be charged the hourly rate plus applicable taxes billed to the Strata by the security firm.
 - ***Keyscan Project***: To be considered further after the Annual General Meeting.
 - ***New Access Authorization Form***: The site manager will continue to electronically distribute to those requiring for an updated form to be submitted on file.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:10 p.m.

Next Meeting: Annual General Meeting Monday, February 27, 2023 at 7:00 p.m. – registration begins at 6:15 p.m.

FirstService Residential BC Ltd.



John Boschert
Senior Strata Manager
Per the Owners
Strata Plan LMS712

JB/cg

Email: info.bc@fsresidential.com

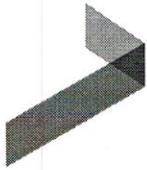
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Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

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.



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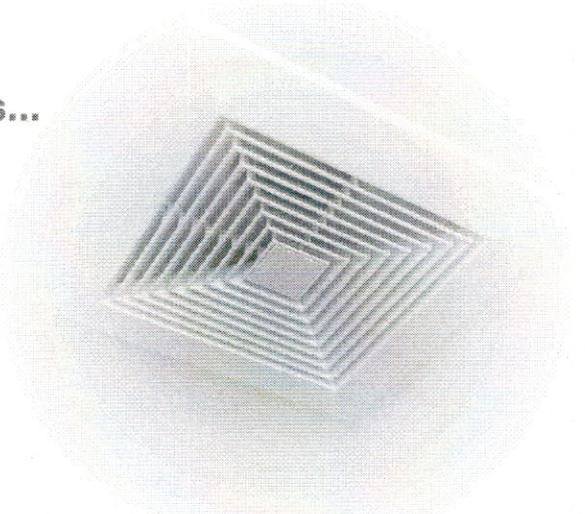
did you
KNOW?

Bathroom Vents

Maintenance of bathroom vents is crucial to ensure proper air circulation in the bathroom. Dust on the exhaust fan can settle into a motor and damage it; grime build up can cause a fan to become moldy. Worst of all, moist air that does not circulate tends to accumulate and eventually seep into the bathroom walls and cabinetry, which can lead to mold growth.

Steps to clean your fan every 6 months...

1. Turn off the exhaust fan and pat it with a dry cloth.
2. Pull out the fan unit and unscrew the metal screws holding the metal bracket. Unplug the wires that have been hardwired into the motor unit.
3. Place the blades and the motor on a dry towel. You can use an old toothbrush to scrape off the dirt.
4. Use a vacuum cleaner with a small nozzle attached to the hose for sucking out debris.
5. Prepare a tubful of cleaning mix consisting of water and bathroom or kitchen cleaner.
6. Soak the disengaged air vent parts in this solution.
7. Take out the venting components after 10 minutes. Wipe each part with a sponge and then dry the parts with a towel. Let them dry in the sun or in a dry part of the house for at least two hours to ensure all the moisture from cleaning has evaporated.
8. Then, carefully reinstall the fan unit, reversing the steps you used to remove it.



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