

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 LMS712
888 BEACH**

***Held on Tuesday, June 27, 2023
Via Video Conference***

COUNCIL IN ATTENDANCE:	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Lucy Maloney	Member
	Kitty Morgan	Secretary/Privacy Officer
	Larry Madore	Member
	Marco Dehghani	Member
REGRETS:	Daniel Wang	President
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential
BUILDING MANAGER:	Narendra Chandra	Strata Plan LMS 712

The meeting was called to order at 4:03 p.m.

COUNCIL MEMBER RESIGNATION

Strata Council member Larry Madore submitted his resignation to the Strata Council. On behalf of the Owners of Strata Plan LMS712, the Strata Council would like to thank Larry for his contributions as a volunteer Council member and wishes him well in his future endeavours.

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 May 30, 2023. **CARRIED.**

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** Strata Council reviewed a listing of accounts receivable as of June 19, 2023.

- (a) **Liens:** Currently being monitored.
- (b) **Legal Collection:** Legal collection in progress for Strata Lots 235 and 251.

Based on the FirstService Residential accounts receivable reports, there are overdue amounts for:

- (a) Strata fees of \$13,375.65 which includes some amounts for Owners who did not pay on the first of the month.
- (b) Special Levy for Phase 2-Interior Podium - the overdue amounts on the current special levy total \$86,251.59.

All Owners have now paid their amounts for the Special Levy for Phase 1-Exterior Podium. Some Owners have balances owing in more than one category. The strata follows the proper protocol for notifying Owners of overdue amounts, placing liens on some units and forwarding the accounts to a lawyer for collection when appropriate to do so.

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.

- 2. **Monthly Statement(s):** It was moved and seconded to approve the financial statement for May 2023. **CARRIED.**

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 secure *Owners' Only* section of the website can be accessed using the applicable username and password. If an Owner requires this information to be provided, please contact the Building Manager or Concierge for assistance.

- 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. **2022 Audit:** The Treasurer has reviewed the draft audit for the year ending December 31, 2022, and the final version should be available in early July. The audited financial statements will be made available to Owners on **FSRConnect™** and on the strata's website.
- 5. **Insurance Renewal:** The insurance for the strata was renewed in June for the 2023-2024 year at a premium of \$399,171. This is an 11.6% increase over the premium paid last year. The 2023 budget that was finalized in January provided for \$413,812 which was a 20% increase.

A copy of the insurance policy is available on **FSRConnect™** and on the strata's website. Owners should check the insurance coverage for their units to ensure they have sufficient coverage for their share of deductibles. A worksheet is attached to these minutes to assist Owners in calculating their share of the Earthquake Deductible.

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. The Owners are advised the Strata Corporation is party to the following actions Action(s):

1. **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, and to include continued investigation costs and expenses.

COMMITTEE REPORTS

1. **Landscaping:** No significant activities to report.
2. **Elevators:** No significant activities to report.
3. **Personnel:** Council extended best wishes and congratulations to our concierge Paul on his recent wedding. There was a general discussion/ update as to vacation scheduling and leave coverage. No additional significant activities to report.
4. **Renovations:** The Strata Council reviewed a proposal from RDH Engineering to provide engineering specifications related to the design and installation for heat pump/ mini-split installations specific to this type of strata lot configuration.

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

5. **Domestic Water ("Piping") Issues Committee:** Site review and inspections have been completed. Piping samples have been obtained at various locations, and the amended condition assessment report from McCuaig is available on the building website or by logging in to your account on **FSRConnect™** using the following link: <https://lms712.connectresident.com/>.

The Piping Report was revised to correctly identify where test samples had been taken in two of the towers, Beach and Garden. The revised report received in June was distributed to Owners on Narendra's email list and is on **FSRConnect™** and the strata's website. There is no need to undergo a re-piping project at this time. Strata Council is arranging for the replacement of some pipe hangers that were identified in the report.

6. **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. There will be an information meeting held to present the updated bylaw package to Owners, prior to a Special General Meeting 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.

Scheduling of these bylaw meetings is as follows at the False Creek Yacht Club and additional information will be provided to Owners in advance:

- *Town Hall/ Information Meeting – evening of September 12, 2023.*
- *Special General Meeting – evening of November 14, 2023.*

BUSINESS ARISING

1. **Directives:** The directives from the previous Strata Council Meeting have been reviewed with the Strata Council and are being attended to at the present time. All relevant items currently in progress are contained in these minutes.
2. **Maintenance Schedule:** The maintenance schedule is being updated to reflect current preventative and periodic maintenance, frequency, contract status and service provider information. All relevant items currently in progress are contained in these minutes.
3. **Podium Replacement Project.**
 - (a) **Exterior Podium Project – Phase 1:** The railings on the exterior of the site were painted in June. This was the final work to be done on Phase 1.

The one-year warranty on the plants and trees on the Hornby Street and Seabreeze sides of the complex will expire in July 2023. Total Ground Effects has replaced one shrub on the Seabreeze side.

The City of Vancouver is responsible for the trees that were planted on the Seabreeze side. Nancy Paul, landscape architect, has advised the City that one of the trees should be replaced.
 - (b) **Interior Podium Project - Phase 2:** The project is progressing well and should be finished in the fall. After the interior courtyard work is completed, the two driveways (Beach Avenue and Howe Street) will be replaced.
4. **2023 IGU Replacements:** The 2023 IGU replacements for non-commercial units are almost complete. A separate quote is pending for the replacement of some IGU's in the commercial units. Due to the size of these IGU's, it may be necessary to hire a crane for the installation of the windows.

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.
5. **1501 Howe Street Tower – 02 Drain Issues/Odors:** Offensive odours and pipe noise have been reported by Residents. It was suspected that alterations conducted are contributing to these issues. Common and vent stack alterations to original construction

have been identified in a particular strata lot. Williams Engineering completed their investigation on March 27, 2023, and the report has been provided to the Strata Council for review and to Clark Wilson as the findings are related to the pending Civil Resolution Tribunal hearing.

Continued investigation and any further inspections that may be required will be coordinated and affected units notified based on the engineering review findings.

6. **Depreciation Report:** A draft copy of the depreciation report was reviewed by Strata Council and other Owners. The depreciation report will now be finalized, and the Strata Council will meet with RDH by Zoom in July to discuss the final report. The depreciation report will be distributed to Owners by **FSRConnect™** and on the strata's website. For those who prefer to read a paper copy, some printed copies will be made available that Owners can sign out from the Strata Manager's office.

The Strata Council will arrange for RDH to do a presentation to the Owners later in the summer. At that time, we will also discuss the new legislation related to the required contribution to the Contingency Reserve Fund ("CRF") that will affect future budgets.

Our strata has both a CRF and a Structural Fund. The strata set up the Structural Fund in 2010 and has used it to fund replacements of the IGU's, townhouse roofs, decks and patios and other significant repair projects that were not covered by a special levy. In 2023, the Owners are contributing \$425,000 (\$440,000 in 2022) from the Operating Budget to the Structural Fund. In future, part of this Structural Fund contribution could be earmarked as the required annual contribution to the CRF. We are in no danger of being non-compliant with the new annual CRF contribution requirement and do not expect any significant impact on our budgeting process for strata fees.

7. **Beach Tower Canopy Repair:** The approved scope of work is in progress and is tentatively scheduled to be completed in July.
8. **Exterior Railing Painting – Remdal:** The approved scope of work has been completed satisfactorily.
9. **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 conducted monitoring of the transformer, having installed data monitoring equipment to assess and provided further recommendations to the Strata Council to mitigate the concerns.

The 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 and are pending from Pro Can.

10. **Commercial Parkade Business License Fees - EV Charging Requirement:** Notification had been received from the City of Vancouver related to the mandatory installation of electric vehicle charging stations, applicable to commercial public parking facilities.

Clarification was received and evidence provided to the City of Vancouver, as contained in the Strata Corporation Disclosure Statement, that the Strata does not meet the requirement of 60 or more publicly assigned parking stalls for mandatory participation. There is no further action required.

11. ***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 has conducted a physical audit of the parking stall assignments and cross referenced with the strata plan to determine any unassigned stalls. The information received from the initial review has identified additional duplicate assignments being recorded and further investigation to resolve assignments for those units which may be impacted has been completed. Recommendations to the Strata Council on how to proceed forward have been discussed and are in process.

The Strata Council would like to inform and advise Owners that any time an assigned parking stall or locker has been sold or reassigned through a private legal agreement with another Owner, that the Strata Corporation must be informed to update the records accordingly. Not informing the Strata Corporation of any such legal changes in assignment put the Strata at risk and financial liability.

12. ***Keyscan Project – JVR Systems:*** This agenda item has been tabled to the next meeting, pending review of an additional quote obtained for consideration.
13. ***Milani Quote #29325-1191625 – Backflow Repairs:*** The approved scope of work has been completed satisfactorily.
14. ***Waste Management:*** The Strata Council was provided with a competitive quote for review and consideration as waste removal services are due for contract renewal and is currently under review for clarifications necessary prior to proceeding with a decision.
15. ***Annual Insurance Renewal:*** The annual renewal has been completed and notification was issued to residents accordingly. See also Financial Report #5.
16. ***Milani Plumbing Quote #1164321 – Piping Repair Mechanical Room:*** The approved scope of work has been completed satisfactorily.
17. ***Milani Plumbing Quote #1201855 – Hot Water Tank Repair:*** The approved scope of work has been completed satisfactorily.
18. ***Milani Plumbing Quote #1202946 – P2 Water Main Repair:*** The approved scope of work has been completed satisfactorily.
19. ***Milani Plumbing Quote #1202953 – Duct Diffuser Maintenance:*** The approved scope of work has been completed satisfactorily.

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 a 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 a decision by the Strata Council.

CORRESPONDENCE

1. ***Correspondence Received Strata Lot 45/77 Re: Report Alleged Bylaw Contravention SL38:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and second to issue a warning letter in response. **CARRIED.**

2. ***Correspondence Received Strata Lot 51 Re: Request to Change Gym Hours for Access:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has requested that correspondence be issued to the resident indicating that there will be no change in the long-standing hours of operation. Any further instances of noise disturbance are to be reported immediately to the Concierge for investigation. Confronting other residents is not acceptable.

All users of the gym facility are reminded to use the equipment carefully, and to be mindful that the dropping or banging of weights or equipment should be avoided.

3. ***Correspondence Received Strata Lot 59 Re: Information Report Sent to Council – Strata Maintenance:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications and enclosed reference report.

4. ***Correspondence Received Strata Lot 76 Re: Report Alleged Bylaw Contravention SL88:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has requested that the Building Manager contact the unit Owner to ensure the correct placement of potted plant drip trays or other leak source, and to identify any other factors contributing to the water escape.

5. ***Correspondence Received Strata Lot 78 Re: Review Gym Closing Hours for Cleaning:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has directed that the cleaning resume as per pre-pandemic scheduling. The closure for cleaning, which was for the protection of maintenance workers as per WorkSafe guidelines, is no longer necessary.

6. ***Correspondence Received Strata Lot 114 Re: Response to Engineering Report:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has requested that correspondence be issued advising to address recommendations as provided in the report, which are the responsibility of the unit Owner, and monitor for recurrence in future for further investigation.

7. ***Correspondence Received Strata Lot 81 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 reimburse the bird removal expense as submitted.
CARRIED.

8. ***Correspondence Received Strata Lot 242 Re: Response for Storage Permission:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council will discuss further and advise the Resident of appropriate and available storage options.

NEW BUSINESS

1. ***Community Fire – Amplifier Board Replacement:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

2. ***FirstService Residential – Resident Support Services – Beta Test:*** FirstService Residential has invested in a new customer service support layer called Resident Support Services (RSS). Based in Vancouver, the RSS team will assist with managing inbound Strata Manager email communication and handle Owner inquiries that do not require a licensed Strata Manager's direct attention.

Owners will be directed to submit their inquiries using a fillable form template, which will be promptly forwarded to the RSS team.

Further communication will be provided to both Council and Owners as we approach the expected launch in July 2023.

3. **Milani Plumbing Quote #1202382 – P4 Parkade Fan:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

4. **Milani Plumbing Quote #1202948 – P2 Boiler Sensor /Calibration:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

5. **Milani Plumbing Quote #1202955 – Garden Tower Boiler Sensor Replacement:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

6. **Milani Plumbing Quote #1207197 – Valve Replacement - Pool:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been completed satisfactorily.

7. **Telus – Pure Fibre Installation:** The Strata Council has requested information on the marketing proposal for review and consideration.

8. **As per Council:**

The Strata Council has reviewed the current Rules related to the governance in the use of common electrical outlets. Revisions were presented for review and as follows:

Rule Amendments – Trickle Charging Rules: It was moved and seconded to amend the Strata Corporation Rules as noted in these Minutes. **CARRIED.**

1. **Rule 5.1 delete as noted:**

- “Trickle chargers are not designed for use with an electric vehicle.”

2. **Add Rule to 5.2 as noted:**

- A trickle charger may be used to protect an electric vehicle battery from fully discharging when the resident is away for an extended period of time, provided that the resident has received written approval from the strata council, indicated the time period for the use, and the electric vehicle is fully charged to at least 80% prior to using a charger. For certainty and despite the foregoing, parkade electrical outlets must not be used to charge an electric vehicle.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:53 p.m.

Next Meeting: Tuesday, July 25, 2023, by electronic meeting.

FirstService Residential BC Ltd.



John Boschert
Senior Strata Manager
Per the Owners
Strata Plan LMS712

JB/ac

Email: info.bc@fsresidential.com

Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>



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 1.855.273.1967

We're here for you.

The Resident Support Services team provides assistance for the following requests:

- Account updates
- Payments
- Strata corporation general inquiries
- and more!

To find a full list of what our team can help you with or to submit a request, visit:

fsresidentialbcsupport.zendesk.com

Phone: 1.855.273.1967

QR Code:



Life, simplified.

Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building's earthquake deductible.

How much Earthquake Deductible Assessment do I need?

<div><div>Your Unit Entitlement</div><div><input type="text"/></div><div></div><div><input type="text"/></div><div>Total Unit Entitlement</div></div>	×	<div><div><input type="text"/> %</div><div>×</div><div><input type="text"/></div></div> <div><div>Strata Earthquake Deductible</div><div>Strata Building Value</div></div>
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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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