

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。

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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, August 29, 2023
Via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Lucy Maloney	Member
	Kitty Morgan	Secretary/Privacy Officer
	Marco Dehghani	Member
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential
BUILDING MANAGER:	Narendra Chandra	Strata Plan LMS712

The meeting was called to order at 4:10 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 25, 2023, with the corrections noted below. **CARRIED.**

- **Attendance** - Building Manager - Narendra Chanda – *Absent*
- **Account Receivable Report** - *Strata Council reviewed a listing of accounts receivable as of July 18, 2023.*

FINANCIAL REPORT

1. **Review of Accounts Receivable:** Strata Council reviewed a listing of accounts receivable as of August 21, 2023. There are overdue amounts for:
 - a) **Strata Fees:** \$11,879
 - b) **Special Levy for Phase 2 – Interior Podium:** \$45,370
 - c) **Special Levy for Phase 1- Exterior Podium:** \$1,893 is due from one Owner who will not receive their refund of the Phase 1 surplus until this is paid. FirstService Residential has issued correspondence to advise the Owner.
 - d) **Liens:** Currently monitoring.
 - e) **Legal Collection:** Currently monitoring, previously approved in progress.

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 July 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 Statements", 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 audited financial statements for the year ended December 31, 2022, are available on **FSRConnect™** and on the Strata's website.
5. **2024 Budget Preparation:** The Strata Council and Management will be obtaining quotes from contractors and vendors for preparation of the 2024 operating budget. The 2024 budget will be presented to the Owners at the Annual General Meeting in 2024.

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:** The Strata Council previously discussed the current preventive maintenance agreement with TKE and requested for clarification as to the continuation of the current agreement or potential termination penalties in the event of modernization to non-proprietary equipment in future.

The response received from TKE clarified that if the Strata Corporation were to notify of early contract termination that there would be an applicable buyout of the contract equal

to 50% of the remaining services agreement term. The committee will discuss with the consultant, KJA, as to requesting proposal submissions.

3. **Personnel:** No significant activities to report.
4. **Renovations:** It was moved and seconded to approve the proposed renovation as submitted by Strata Lot 84. **CARRIED.**

It was moved and seconded to approve the air conditioning installation report as presented by RDH related to Strata Lot 91. **CARRIED.**

The unit Owner has agreed to the chargeback of expenses related to RDH Engineering service required to complete the air conditioning installation.

5. **Domestic Water ("Piping") Issues Committee:** No significant activities to report. Strata Council arranged for the replacement of pipe hangers that were identified in the report and has been completed satisfactorily.

Site review and inspections were 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™** (search: Domestic Water System Condition Assessment) and the strata's website. There is no need to undergo a re-piping project currently.

6. **Bylaws:** No significant activities to report.

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 has issued a grid to show all the changes that have been made to the existing bylaw package. The grid includes 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 the bylaw meetings are as follows at the False Creek Yacht Club and additional information has been 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.

The Strata Council has requested that service contract expiry dates be included for ease of tracking and renewal.

3. ***Podium Replacement Project:***

Interior Podium Project - Phase 2: The interior courtyard work is scheduled for completion by the end of September 2023. Following the completion of the interior courtyard, the two driveways (first Beach Avenue, then Howe Street) will be replaced. This work is scheduled for October 2023. The interior courtyard will remain off-limits during the driveway replacement.

RDH will arrange for the cleaning of the walls and other low surfaces near the courtyard at the conclusion of the project. Railings and gates in the courtyard will be painted when they are re-installed. There will be cleaning/painting of the glass block walls between the patios. Also, a few of the railings on the exterior of the site will be re-painted due to damage that occurred during the transportation of materials to the courtyard by conveyor belts.

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.

Window Washing: The Strata will arrange for window washing after the project is completed. We cannot have window washing crews on site while the project is underway due to insurance and WorkSafe BC restrictions.

4. ***2023 IGU Replacements:*** The IGU replacement project has been completed for 2023.

5. ***1501 Howe Street Tower – 02 Drain Issues/Odors:*** Offensive odours and pipe noise have been reported by Residents. It was suspected that unapproved 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.

Investigation continues and notification for further inspection has been coordinated and issued for access to Strata Lot 185 on September 7, 2023, based on the engineering review findings.

6. ***Beach Tower Canopy Repair:*** The repairs to the canopies have been completed by Cross Carpentry. Robert Cross has improved the drainage system on the canopies as part of the repair project. He has installed a guard screen to prevent leaves and debris from entering the drain system thus clogging the drain and causing overflows and staining of the walls. Water testing will be conducted by RDH.

7. ***225KVA Transformer Replacement – Houle Electric:*** The solution in place which has been being monitored for effectiveness, has mitigated the transformer noise. Additional dampers will be installed on the equipment cover plate during the upcoming annual infrared scan maintenance. No further action required.

8. ***Parking Stall Assignment Dispute – Strata Lot 19 and 119:***

The Strata Council completed 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 and the assignment list updated accordingly.

There are some minor revisions required to clarify several common property stalls being utilized and findings will be presented to the Strata Council at the next meeting to resolve.

*The Strata Council would like to inform and advise Owners that any time an assigned parking stall or locker is sold or reassigned through a private legal agreement with another Owner, the Strata Corporation **must** be informed so that records can be updated to reflect the change. Not informing the Strata Corporation of any such legal changes in assignment puts the Strata at risk of financial liability.*

9. **Keyscan Project – JVR Systems:** This agenda item has been tabled.
10. **Telus – Pure Fibre Installation:** The Strata Council reviewed the additional information provided by TELUS in response for clarification as to their marketing activities and requested for a site meeting to review the infrastructure requirements and installation process.

A virtual meeting with members of the Strata Council and TELUS will be coordinated prior to a site visit review.
11. **Pro Bel - Annual Roof Anchor Inspection:** The approved scope of work is in progress pending completion.
12. **Petro Kleen – Generator Fuel Polishing:** The approved scope of work has been completed satisfactorily.
13. **Emergency Water Shutoff Valve Audit:** The audit is in progress and requires further investigation to be completed with Milani to determine valve locations in units depending on the suite configuration, and if the valve potentially controls shut off to the unit, riser, or entire floor.

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.

It was moved and second to close the open violations for Strata Lot 251 and 14.
CARRIED.
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 239 Re: Alleged Pet Bylaw Violation Strata Lot 255:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council will have the Site Manager request that the pet registration form be completed and all residents are reminded of the pet bylaw noted below requiring registration:

5.6 *A resident must register a pet with the strata council within ten (10) days of the pet being brought on a strata lot by providing, in writing, the name of the pet, breed, weight, colour and markings, together with the name, strata lot number and telephone number of the pet owner.*

2. **Correspondence Received Strata Lot 3 Re: Decommissioned Suite Handset/Exterior Hose Bib:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

On review, the Strata Council notes that the decommissioning of the in-suite handset is the responsibility of the unit owner to complete and any request for the installation of an exterior hose bib must be submitted as an alteration request for review and consideration to be approved.

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

The Strata Council refers residents to the security reminder posted in the last meeting minutes. In response to the installation of additional security cameras, this had been previously considered and rejected due to prohibitive cost estimates.

4. **Correspondence Received Strata Lot 27 Re: Alleged Noise Bylaw Violation Strata Lot 28:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to issue a bylaw reminder for the reported incident.
CARRIED.

Residents are reminded to contact the Concierge directly at the time of an incident occurring to allow a proper investigation.

5. ***Correspondence Received Strata Lot 59 Re: Event Road Closure Concerns:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The resident is advised to report any concerns to the City of Vancouver as this is not a matter for the Strata Corporation to address on behalf of Owners.

6. ***Correspondence Received Strata Lot 88 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 second the matter has been resolved satisfactorily. **CARRIED.**

7. ***Correspondence Received Strata Lot 237 Re: Bylaw Clarification:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The resident is advised that existing bylaws have been drafted with legal assistance and approved by Owners accordingly at a General Meeting.

8. ***Correspondence Received Strata Lot 2 Re: Installation of Blinds – Common Property Door:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

On review, the Strata Council notes that any request for the installation of blinds will need to be submitted as an alteration request for review and consideration to approve.

9. ***Correspondence Received Strata Lot 8 Re: Water Ingress Report – Chargeback of Service:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has advised that the unit owner submit the report to their personal insurer for further review of the claim submitted. The report will be reviewed further by the Strata Council if they are advised of any additional response required.

NEW BUSINESS

1. ***Fire Pro Monitoring System – Annual Inspection:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been completed satisfactorily. The battery replacement recommended has been approved and scheduled for completion.

2. ***Community Fire – Annual Inspection:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been scheduled, notified to residents for mandatory unit inspection access and pending completion.

3. ***Community Fire – Accelerator 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.

4. **Community Fire – Power Supply Replacement:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been completed satisfactorily.

5. **Milani Plumbing – Mechanical Depreciation Schedule:** The Strata Council reviewed the mechanical depreciation report presented by Milani, to be used for future maintenance planning and budgeting purposes.

6. **Milani Plumbing – Quote #29325-1189025:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

7. **Milani Plumbing – Quote #29325-1212617:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

8. **Milani Plumbing – Quote #29325-1214017:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress pending completion.

9. **As per Council:**

- **Strata Lot 227:** The Strata Council reviewed a report of a confirmed alteration that had not been included in the renovation application or approved and will investigate further.
- **Strata Lot 84:** The Strata Council reviewed a report of a water loss incident occurring during an approved alteration in progress. The reporting and water loss protocol procedures will be reviewed at the next scheduled meeting to clarify with site staff as to best practice procedures in the event of a water loss incident.
- **Milani Plumbing – Roof Drain Service:** The Strata Council reviewed the response on clarifications requested for a proposed roof drain maintenance. This item is tabled pending further discussion at an upcoming meeting with the service provider.

TERMINATION OF MEETING

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

Next Meeting: Tuesday, September 26, 2023, at 4:00 p.m. by electronic meeting

FirstService Residential BC Ltd.



John Boschert
Senior Strata Manager
Per the Owners
Strata Plan LMS712

JB/cg

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Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
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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 1.855.273.1967

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For faster service, our local Resident Support Services team is available to answer your inquiries! Our newly formed team can assist with:

- Account updates
- Payments
- Strata corporation general inquiries
- Maintenance inquiries
- Strata corporation document requests
- Strata lot renovation requests
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