



**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

## MEMORANDUM

**TO:** The Owners, Strata Plan LMS712  
**FROM:** John Boschert, Senior Strata Manager  
**RE:** **SPECIAL GENERAL MEETING MINUTES**

**DATE:** November 16, 2023

Attached are the minutes of the Special General Meeting held on Tuesday, November 14, 2023. Please read and retain them for future reference.

### **BYLAWS/RULES:**

**NEW BYLAWS/RULES WERE PASSED.** Please access **FSRConnect™** Association Documents for the current Bylaws/Rules.

### **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.

\* \* \*

Encl.

JB/kk



**MINUTES  
SPECIAL GENERAL MEETING  
THE OWNERS STRATA PLAN LMS712  
888 BEACH**

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***Held on Tuesday, November 14, 2023  
Within False Creek Yacht Club  
1661 Granville Street, Vancouver, BC***

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Following registration that started at 6:15 p.m., certification of proxies and issuance of voting was completed.

**QUORUM STATUS REPORT**

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 257.42 eligible votes, 85.8 eligible votes represent quorum in this instance. At the commencement of the meeting there were 20 eligible votes represented in person and 55.16 represented by proxy, for a total of 75.16 votes represented. The quorum requirements had not been achieved.

The meeting is adjourned for 15 minutes. At 7:15 p.m., the meeting was called to order with 22 owners in person and 55.16 owners by proxy assignment for a total of 77.16 eligible votes deemed as the legal quorum for the meeting.

**CALL TO ORDER**

The meeting was called to order at 7:15 p.m. by Daniel Wang, Council President.

**RECOGNIZE CHAIRPERSON & INTRODUCTIONS**

Daniel Wang, Council President was recognized as the chairperson as permitted under the Strata Plan Bylaws.

FirstService Residential BC Ltd. was represented by John Boschert who assisted with facilitating the Meeting, and Maris Holmes from Clark Wilson was in attendance.

**APPROVAL OF RULES OF PROCEDURE**

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the Rules of the meeting.

77.16 IN FAVOUR,                      0 OPPOSED,                      0 ABSTAINED.                      **CARRIED.**

**PROOF OF NOTICE**

It was noted that the Notice of Meeting, dated October 20, 2023, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

### **APPROVAL OF AGENDA**

It was moved and seconded to approve the Agenda as distributed with the Notice of Meeting.

77.16 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

### **APPROVAL OF GENERAL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Annual General Meeting held February 27, 2023 as previously circulated.

77.16 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

### **3/4 VOTE RESOLUTION #1 OF THE RESIDENTIAL STRATA LOT OWNERS OF THE OWNERS, STRATA PLAN LMS 712 TO AMEND STRATA CORPORATION BYLAWS (Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: Amendments to the Strata Corporation's bylaws will only be adopted if both the residential strata lot owners and the non-residential strata lots owners pass the applicable 3/4 vote resolutions)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "#1" reads as follows:

**WHEREAS** The Residential Owners, Strata Plan LMS712 – 888 Beach, pursuant to Section 128 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

**AND WHEREAS** The Residential Owners, Strata Plan LMS712 – 888 Beach, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 vote resolution of the Owners of the Residential strata lots of Strata Plan LMS 712 pursuant to section 128(1)(c) of the *Strata Property Act* that, with the exception of the pet restrictions set out in bylaws 5.1, 5.2 and 5.3, which were first approved by the owners at the general meeting held on February 28, 2013, and were filed in the Land Title Office under registration no. CA3029134 on March 12, 2013. These bylaws have not been repealed or replaced since then and are amended only for the purposes of these bylaws. All previously adopted bylaws of the Strata Corporation are hereby repealed and replaced with the bylaws set out in the attached **Schedule A**.

### **END OF RESOLUTION**

After some discussion, the vote was called. The results were as follows:

75 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. **CARRIED.**



**3/4 VOTE RESOLUTION #2  
OF THE NON-RESIDENTIAL STRATA LOT OWNERS OF THE OWNERS,  
STRATA PLAN LMS 712  
TO AMEND STRATA CORPORATION BYLAWS  
(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: Amendments to the Strata Corporation's bylaws will only be adopted if both the residential strata lot owners and the non-residential strata lots owners pass the applicable 3/4 vote resolutions)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "#2" reads as follows:

**WHEREAS** The Non-Residential Owners, Strata Plan LMS712 – 888 Beach, pursuant to Section 128 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

**AND WHEREAS** The Non-Residential Owners, Strata Plan LMS712 – 888 Beach, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 vote resolution of the Owners of the Non-Residential strata lots of Strata Plan LMS 712 pursuant to section 128(1)(c) of the *Strata Property Act* that, with the exception of the pet restrictions set out in bylaws 5.1, 5.2 and 5.3, which were first approved by the owners at the general meeting held on February 28, 2013 and were filed in the Land Title Office under registration no. CA3029134 on March 12, 2013. These bylaws have not been repealed or replaced since then and are amended only for the purposes of these bylaws. All previously adopted bylaws of the Strata Corporation are hereby repealed and replaced with the bylaws set out in the attached **Schedule A**.

**END OF RESOLUTION**

After some discussion, the vote was called. The results were as follows:

1.16 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED. **CARRIED.**

**3/4 VOTE RESOLUTION #3  
OF THE RESIDENTIAL STRATA LOT OWNERS OF THE OWNERS, STRATA PLAN LMS 712  
TO AMEND 51.6 BYLAW  
(Section 128(1) of the *Strata Property Act*)**

**(Note 1: This resolution will only be voted on if both 3/4 vote Resolution #1 and #2 passes)**  
**(Note 2: Resolution #3 and #4 both have to be approved for the bylaw amendment to pass)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "#3" reads as follows:

**WHEREAS** The Residential Owners, Strata Plan LMS712 – 888 Beach, pursuant to Section 128 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

**AND WHEREAS** The Residential Owners, Strata Plan LMS712 – 888 Beach, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 vote of the Owners of the Residential strata lots within The Owners, Strata Plan LMS 712 (the "**Strata Corporation**") pursuant to section 128(1) of the *Strata Property Act* that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office.

By amending Bylaw #51.6 to read as follows:

*A commercial strata lot must not be used in ways that create a nuisance such as excessive odours or noise which would interfere with the quiet enjoyment of other residents. This includes any of the following purposes or businesses, not exhaustively:*

- (i) *a video arcade;*
- (ii) *a restaurant;*
- (iii) *a dry cleaning business which operates dry cleaning equipment on the premises;*
- (iv) *a liquor, cannabis, tobacco, or vaping supply store.*

By amending Bylaw #51.6, all Bylaws are hereby re-numbered sequentially.

#### **END OF RESOLUTION**

After some discussion, the vote was called. The results were as follows:

71 IN FAVOUR,            5 OPPOSED,            0 ABSTAINED.    **CARRIED.**

#### **3/4 VOTE RESOLUTION #4 OF THE NON-RESIDENTIAL STRATA LOT OWNERS OF THE OWNERS, STRATA PLAN LMS 712 TO AMEND 51.6 BYLAW (Section 128(1) of the *Strata Property Act*)**

**(Note 1: This resolution will only be voted on if 3/4 vote Resolution #1 and #2 passes)**

**(Note 2: Resolution #3 and #4 both have to be approved for the bylaw amendment to pass)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "#4" reads as follows:

**WHEREAS** The Non-Residential Owners, Strata Plan LMS712 – 888 Beach, pursuant to Section 128 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

**AND WHEREAS** The Non-Residential Owners, Strata Plan LMS712 – 888 Beach, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 vote of the Owners of the Non-Residential strata lots within The Owners, Strata Plan LMS 712 (the "**Strata Corporation**") pursuant to section 128(1) of the *Strata Property Act* that the Bylaws of their Strata Corporation be amended as follows, such amendment



to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office.

By amending Bylaw #51.6 to read as follows:

*A commercial strata lot must not be used in ways that create a nuisance such as excessive odours or noise which would interfere with the quiet enjoyment of other residents. This includes any of the following purposes or businesses, not exhaustively:*

- (i) *a video arcade;*
- (ii) *a restaurant;*
- (iii) *a dry cleaning business which operates dry cleaning equipment on the premises;*
- (iv) *a liquor, cannabis, tobacco, or vaping supply store.*

By amending Bylaw #51.6, all Bylaws are hereby re-numbered sequentially.

#### END OF RESOLUTION

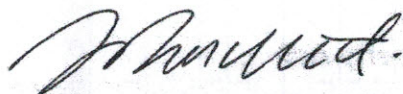
After some discussion, the vote was called. The results were as follows:

1.16 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED. **CARRIED.**

#### TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 7:50 p.m. **CARRIED.**

**FirstService Residential BC Ltd.**



John Boschert  
Senior Strata Manager  
Per the Owners  
Strata Plan LMS712

JB/kk

**Email:** info.bc@fsresidential.com

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

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**

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In our dedication to ever-greater operational excellence and best practices, FirstService Residential uses **FSRConnect™**, an integrated web-based solution created solely for the property management industry. This software incorporates scores of advanced features that streamline building level administration, operations and communications.

A website portal, extended from **FSRConnect™**, is provided to your Strata Corporation, **FREE OF CHARGE**. Residents have secured access to stay up to date with community news, events, their accounts, etc. The email distribution capabilities and housing of strata documents will save postage and copying costs for the building.

