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RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

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CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਗੁਰੂ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

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

***Held on Tuesday, January 30, 2024  
in the Site Manager's Office***

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

The meeting was called to order at 4:02 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 November 28, 2023. **CARRIED.**

**FINANCIAL REPORT**

1. ***Review of Accounts Receivable:*** The Strata Council reviewed the listing of accounts receivable as of January 22, 2024. The outstanding accounts total \$141,596 and are comprised of the following:
  - a) Strata Fees: \$22,962
  - b) Special Levy for Phase 2 – Interior Podium: \$67,601
  - c) Other Amounts: Including fines, interest, chargebacks, move fees: \$51,033.

d) Liens: Currently monitoring.

It was moved and seconded to lien Strata Lot 232. **CARRIED.**

e) Legal Collection: Currently monitoring.

It was moved and seconded to proceed with legal collection on Strata Lot 235. **CARRIED.**

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.

The final payments on the Special Levy for Phase 2 were due on January 1, 2024. FirstService has been asked to issue demand letters to the owners who have not yet paid their full levy amounts.

Owners are reminded that payments for monthly strata fees are **due on the 1<sup>st</sup> 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 require payment assistance or questions regarding your account, please contact our Resident Support Services department directly at:  
<https://fsresidentialbcsupport.zendesk.com>

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

There is a surplus of \$8,603 in the Operating Fund reported in the unaudited financial statements. The budget for 2023 allowed for a deficit of \$200,000 which did not occur due to unused budget allocations for window washing, the replacement of the swimming pool dehumidifier and some projects that came in under budget. The financial statements for December 2023 will be updated by the auditors to include invoices for 2023 that are received in January and February 2024.

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 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. **2024 Budget Preparation:** Strata Council will present the 2024 budget to the owners at the Annual General Meeting scheduled for March 5, 2024, in the Ocean Tower Lobby at 7 p.m. The budget reflects a 6% increase in the strata fees. There is no Special Levy

being proposed at this time but there will likely be a Special General Meeting in the fall of 2024 to discuss the Elevator Renewal Project and the related Special Levy.

### **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, rectification of the unapproved alteration, and other related expenses.

### **COMMITTEE REPORTS**

1. **Landscaping:** The committee updated the Strata Council that warranty plantings for replacement are being addressed and those which may have suffered weather related stress are being monitored.
2. **Elevators:** The committee updated the Strata Council that KJA, the engineering consultant, is currently awaiting a response from one subcontractor for a quote, and once obtained, all the quotes from the three subcontractors will have been received and will enable the Committee and consultants to proceed with organizing a site walkthrough.

The Strata Council had requested a formal addendum to be provided by TK Elevators for the Strata Corporation records confirming that, should the contract be terminated by the Strata Corporation, the contract buyout terms of 50% of the remaining maintenance contract is the calculation to be applied and this addendum has been received for the Strata Corporation records.

3. **Personnel:** The committee updated the Strata Council that personnel vacancies posted have been filled and job descriptions are being reviewed and updated.
4. **Renovations:** It was moved and seconded to approve the proposed renovations as submitted by Strata Lot 7. **CARRIED.**

The Strata Council reviewed a request from Strata Lot 3 and it has been tabled for further review and discussion.

5. **Bylaws and Rules:** It was moved and seconded to amend the Strata Corporation Rules as noted in these Minutes. **CARRIED.**

### **1. PARKADE REMOTES**

1. Garage remotes are priced at \$100.00 each.
2. There is a limit of two garage remotes for each parking stall.

### **2. ACCESS FOBS**

1. Access fobs are priced at \$30.00 each.
2. There is a limit of four access fobs for each strata unit.

### 3. MOVE-IN FEES

1. All moves are subject to a non-refundable \$200.00 move-in fee, including moves within Beach, Ocean and Garden Towers and the California Walkway. The move-in fee will also apply to a move-in to any townhouse that requires access through one of the towers, an elevator, or the parkade.
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 s/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.
3. Payment for the move-in fee and the security guard must be made at the time of booking a move. An elevator booking cannot be guaranteed or reserved until payment is made. In the event of a telephone booking, payment must be received within 24 hours of the booking to avoid the booking being cancelled.

### 4. TRICKLE CHARGING

1. A trickle charger (2 amps or less) can be used as needed to maintain an owner's vehicle lead acid battery when the owner is absent for extended periods of time or when the vehicle is being stored.
2. A trickle charger (2 amps or less) 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 Building Manager, indicated the time period for the use, and the electric vehicle is fully charged to at least 80% prior to using the trickle charger. For certainty and despite the foregoing, parkade electrical outlets must not be used to charge an electric vehicle.
3. Residents may not use common parkade outlets for trickle charging. Owners who wish to install (at their own cost) an electrical outlet to use a trickle charger as permitted in the bylaws must have a concrete post or wall near their parking stall. Owners must submit a copy of their electrician's proposal for the installation of an electric outlet (120V only) to the Building Manager for approval.
4. An owner installing an outlet for a trickle charger may install a locking cover on the outlet.
5. The following strict guidelines must be adhered to when using an electrical outlet in the parkade for a trickle charger used to maintain a vehicle's battery:
  - (a) details of the vehicle trickle charger must be submitted to the Building Manager for approval,
  - (b) all chargers must automatically switch to a maintenance mode when a charge is complete,

- (c) all chargers must be warranted as free of creating a fire hazard; all chargers must have a CSA or ULC safety certification,
  - (d) if an extension cord is being used, it must be 12 or 14 gauge,
  - (e) an extension cord must not be wrapped along or around any exposed piping (e.g. sprinkler piping) or laid across the concrete flooring outside the boundary of the Owner's parking stall.
6. Notwithstanding #3 above, in the case of a parking stall not adjacent to either a wall or a pillar, an outlet may be mounted on the nearest pillar, in which case any cord needed to reach the vehicle's trickle charger must run along the painted white line of the neighbouring stall, and must be fully protected while in use by a heavy-duty commercial-grade free-standing cord cover, suitable for walking or driving over, with a prominent yellow stripe on either side. The cord cover must be approved by the Building Manager. Under no circumstances may anything be adhered to the parkade surface.

## **5. ELECTRIC VEHICLE CHARGING**

1. Charging of electric vehicles at charging stations will be at the rate of \$1.50 per hour for the maximum permitted time as established by these rules.
2. In order to ensure the availability of chargers for all residents, a rate of \$2.00 per minute will be charged once the maximum permitted time has been exceeded. To prevent accidental overstay due to digital failure, vehicle owners should set their own alarms rather than rely on reminder messages from the charging station.
3. The maximum time of charging is limited to one 4-hour session in a 12-hour period. A minimum of 8 hours from a previous charging session must elapse before an electric vehicle may be charged further.

## **6. GARBAGE CHUTES**

1. No human or pet waste may be disposed of via the garbage chutes. This includes diapers, cat litter, and dog feces, no matter how well contained.

## **7. BICYCLE & SCOOTER REGISTRATION**

1. All bicycles, tricycles, and scooters stored by residents anywhere on the property must display the most recent LMS712 identification tag. A bicycle, tricycle, or scooter not bearing such a tag will be subject to removal.
2. In order to obtain an ID tag, residents must submit the online registration form. The URL for this form is available from the concierge.
3. The resident will be contacted within several days to pick up the ID tag from the concierge desk, along with directions for applying the tag.
4. From time to time, notice will be issued for all residents to renew their bicycle, tricycle, or scooter registration and to apply new ID tags.

## 8. COMMERCIAL SIGNAGE

1. A commercial unit may display a maximum of two small sandwich boards, provided that they do not impede pedestrian traffic.

## 9. MISCELLANEOUS FEES & COSTS

1. Common Area keys are priced at \$7.00 each.
2. Locker Room keys are priced at \$30.00 each
3. Bicycle Room keys are priced at \$7.00 each
4. Elevator keys are priced at \$30.00 each
5. Replacement window handles are available from the Building Manager at a cost of \$25.00 each.

## BUSINESS ARISING

1. **Directives:** The directives from the previous Strata Council Meeting are in process for updating. 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: Interior Podium Project - Phase 2:** A site tour was conducted with representatives of RDH Building Science and Nancy Paul, landscape architect, on January 24, 2024, to review the work completed and to discuss outstanding items.

The courtyard has now been released for use by residents, **except for the lawn area in the lower courtyard.** Residents are asked to remain on the sidewalks when in the courtyard. "Do Not Walk on The Grass" signs have been placed in the lower courtyard and we ask that all residents respect this until notified later in the spring. This includes families who entered the courtyard on the snow days and violated WorkSafe regulations because the strata had not been given permission to use the space.

The courtyard lawn is being protected to give it time to grow without activities taking place on it. Also, many residents have noted that the courtyard lawn is two-toned. Total Ground Effects will deal with this issue in March when the weather is better. They will first do power raking and re-seed the entire lawn area. This will be allowed to grow for 2-3 months to determine whether the lawn becomes one colour. In May or June, if the lawn colour problem has not been rectified by the re-seeding, Total Ground Effects will likely have to plant new sod in one section to make the lawn a uniform colour. We hope this won't be necessary. In the meantime, which could be until June 2024, please **Keep Off the Grass.**

At the end of December 2023, there is a balance remaining in the Interior Podium Special Levy fund of approximately \$295,000. Due to the budgeting and management of the project, the strata did not have to use any of the planned \$300,000 from the Structural Fund to cover extra items included in the podium project such as the pond liner, the replacement of the two driveways and the replacement of some townhouse patio doors.

All expenditures to date have been covered by the Special Levy. The balance of the Special Levy monies will be used to cover the following podium related projects:

- Cleaning of the building surfaces that face the courtyard on the lower floors. This work was scheduled for January 2024 but due to the extreme cold weather and snow the contractor was unable to commence the work. It has been re-scheduled for February-March;
- Refurbishment of the boulevards;
- Repair or replacement of the pump for the water feature in the fountain. Milani will be dealing with this item. It was not part of the podium project but when the pond was completed it was found that the pump for the water feature no longer worked probably due to age and a long period of immobility;
- Repair/paint the outside of the courtyard-facing door at the swimming pool;
- Paint a column at one of the Townhouses;
- Re-location of the security gate at the Howe Street pedestrian entrance closer to the sidewalk;
- Levelling of the bricks in some places on the exterior podium sidewalk; and
- Other items related to the exterior and interior podiums, if any, that may arise.

The Strata Council would like to thank all RDH Building Science personnel, especially Len Sakuragi (engineer), Michael Roche (project management) and John DaSilva (site superintendent) for the completion of both podium projects.

4. **1501 Howe Street Tower – 02 Drain Issues/Odors:** Offensive odours and pipe noise have been reported by Residents. It was suspected that unapproved alterations 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 further inspection was completed at Strata Lot 185 on September 7, 2023, based on the engineering review findings. Further inspection is required based on findings and has been coordinated with the applicable trades. Notification is in process for access to Strata Lot 185 for the required further inspection.

5. **Parking Stall Assignment – Continued Assignment/Use Investigation:** The following strata lots were notified as to the verification of their stall assignments which need updating and correction to the stall assignment tracking list. The stall assignment listing will be updated as verified and as follows:

- **Strata Lot 109:** pending response and verification.
- **Strata Lot 29 and Strata Lot 17:** Requires further investigation and evidence of P3-20 assignment from Strata Lot 29 to 17.

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.

6. **Telus – Pure Fibre Installation:** The approved scope of work is pending a site review and project implementation plan from TELUS. Tabled.
7. **Community Fire – Annual Inspection:** The list of deficiencies and units to which access was not provided has been reviewed and scheduling of follow-up visits is pending.

It was moved and seconded to approve the scope of deficiency work and units required for access. **CARRIED.**

It was moved and seconded to issue bylaw contravention notifications for units to which mandatory access was not provided. **CARRIED.**

8. **Community Fire – Accelerator Replacement:** The approved scope of work is in progress pending completion.
9. **Milani Plumbing – Quote #29325-1189025 - Dehumidifier:** It was noted that, due to parts availability issues and the anticipated timeline to receive the parts, this work will be completed in the spring of 2024. Tabled.
10. **RDH Engineering – Building Enclosure Condition Assessment (BECA):** The last BECA report was prepared by RDH in 2010. Since then, the owners have followed a plan of significant renewals and maintenance funded by strata fees and by special levies.

The Strata Council approved a proposal for a BECA report to be prepared in 2024. The investigative work for the report will include a review of some balconies, roofs, decks, patios, cladding, and sealant areas that have been repaired and replaced to ensure that there are no failures or weaknesses that need to be addressed. RDH will contact all owners to request information about their units to ensure that there are no unreported water ingress issues. More details on this project and the communications with owners will be available in 2024.

11. **Houle Electric – Installation of Insulation Materials:** The approved scope of work is in progress for scheduling and pending completion. A shutdown of the building's electrical system will be necessary.
12. **Columbia Seal - Common Property Maintenance – Doors/Windows:** The approved scope of work is in progress for scheduling and pending completion.
13. **Sure-Fire Gas - Annual Fireplace Inspection – Deficiency Review:** The inspection report was previously reviewed by the Strata Council. Notification was issued to those units reported as having a safety concern and/or a “do not use” order, and all of these have been resolved.

The reporting is being further reviewed in order to update the list of units whose fireplaces have been decommissioned or removed. Once this is clarified, the Strata Council will address bylaw contravention notifications issued for decision.

**Important Note:** Do not move or adjust fireplace logs without professional assistance as this will cause inefficient combustion, resulting in excessive soot discharge and staining

of the exterior of the building. Such soot deposits may result in applicable cleaning fees being charged back to the source unit.

14. **Vancouver Fire & Radius Security/Community Fire:** The Strata Council was provided with reports submitted by Vancouver Fire & Radius Security and Community Fire Prevention as to recommendations for the updating of the life, fire, and safety system. These recommendations will be reviewed for further discussion.
15. **Napoleon Hi-Tech Systems Quote 1011 – Parkade Clean Service:** The scope of work is to be rescheduled to be completed in July or August after the accelerator replacement work in the parkade is completed.
16. **Milani Plumbing Quote #29325-1226817 – Recirculation Pump Replacement:** The scope of work has been completed satisfactorily.
17. **Milani Plumbing Quote #29325-1226823 – AC Fan Coil Service:** The 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 where remedial costs have been incurred by the Strata Corporation. 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:** Owners are advised that they are requested to complete a Bylaw complaint form, which is available on **FSRConnect™**, through our Resident Support Services department directly at <https://fsresidentialbcsupport.zendesk.com> or at the on-site Building Manager's office to submit to the Strata Manager for Strata Council review and consideration.

The Strata Council has reviewed the alleged Bylaw notification summary report; any responses received for decisions on fines to be assessed or noted as resolved were directed to the Strata Manager to issue the applicable correspondence.

2. **Chargeback Violation Report:** The Strata Council has reviewed the chargeback notification summary report; any responses received for decisions on fines or noted chargebacks to be assessed and directed the Strata Manager to issue the applicable correspondence.

**CORRESPONDENCE**

1. ***Correspondence Received Strata Lot 251 Re: Response to Bylaw Infraction Notification:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to issue a fine in the amount of \$200. **CARRIED.**

2. ***Correspondence Received Strata Lot 164 Re: Response to Bylaw Infraction Notification:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

3. ***Correspondence Received Strata Lot 117 Re: Alleged Bylaw Contravention:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to table for further investigation. **CARRIED.**

4. ***Correspondence Received Strata Lot 205 Re: Alleged Bylaw Contravention:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to table for further investigation. **CARRIED.**

5. ***Correspondence Received Strata Lot 51 Re: Noise from Common Property:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council will assess the reported noise concerns emanating from the use of the common property amenity facility to address potential steps for resolution if deemed necessary. The unit owner and occupants will be notified of a date and time for access to be provided to the Strata Council to conduct the investigation.

6. ***Correspondence Received Strata Lot 51 Re: Response to Bylaw Contravention Notification:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to table for further investigation. **CARRIED.**

7. ***Correspondence Received Strata Lot 32 Re: Damages to Commercial Unit:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The reported concerns and request for steps to mitigate further incidents water ingress have been reviewed by RDH Engineering and there is no viable solution to absolutely prevent any water ingress when an incident occurs from the residential units or common property above.

8. **Correspondence Received Strata Lot 33 Re: Parking Dispute:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The matter has been reviewed by the Strata Council and it is considered resolved and parking use has been clarified between the parties.

9. **Correspondence Received Strata Lot 36 Re: Alleged Bylaw Contravention:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to table for further investigation. **CARRIED.**

10. **Correspondence Received Strata Lot 40 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

11. **Correspondence Received Strata Lot 45 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

12. **Correspondence Received Strata Lot 59 Re: Alleged Bylaw Contravention:** 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 contravention notification. **CARRIED.**

13. **Correspondence Received Strata Lot 75 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has requested documentary evidence that the fireplace has been professionally decommissioned and therefore will no longer require inspection.

14. **Correspondence Received Strata Lot 86 Re: Alleged Bylaw Contravention:** 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 contravention notification. **CARRIED.**

15. **Correspondence Received Strata Lot 100 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

16. **Correspondence Received Strata Lot 103 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**
17. **Correspondence Received Strata Lot 130 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to table for further investigation. **CARRIED.**
18. **Correspondence Received Strata Lot 131 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to table for further investigation. **CARRIED.**
19. **Correspondence Received Strata Lot 157 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**
20. **Correspondence Received Strata Lot 160 Re: Confirmation of Payment – Fire Line Repairs:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**
21. **Correspondence Received Strata Lot 190 Re: Confirmation of Replacement – Sure Fire Gas:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**
22. **Correspondence Received Strata Lot 193 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to table for further investigation. **CARRIED.**
23. **Correspondence Received Strata Lot 198 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**
24. **Correspondence Received Site Staff Re: Alleged Bylaw Contravention Strata Lot 211:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

25. **Correspondence Received Strata Lot 211 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

26. **Correspondence Received Strata Lot 211 Re: Request to Waive Potential Fine:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

27. **Correspondence Received Strata Lot 215 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

28. **Correspondence Received Strata Lot 216 Re: Request to Waive Assessed Fine:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deny the request. **CARRIED.**

29. **Correspondence Received Strata Lot 226 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has requested documentary evidence that the fireplace has been professionally decommissioned and therefore will no longer require inspection.

30. **Correspondence Received Strata Lot 229 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

31. **Correspondence Received Strata Lot 255 Re: Response to Bylaw Contravention Notification:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to deem the matter satisfactorily resolved. **CARRIED.**

### **NEW BUSINESS**

1. **Strata Lot 166 and 215 – Re: Refund Waive Loitering Charging Fee:** It was noted in the previous minutes that the Strata Council moved and seconded to approve waiving the loitering charge.

The quarterly reporting from the charging station service provider has now been received and in process for verification that the loitering charges have been submitted to the Strata Corporation to approve the refunds and process for reimbursement. It is noted that due to the loitering bylaw contravention the applicable contravention notification has been issued to the respective units.

2. ***Vancouver Fire Rescue Services – Unable to Self Evacuate Procedures Manual:*** The draft procedures manual approval has been tabled pending further review.
3. ***Barclay Restorations File #2311SR150-EO – Chargeback Strata Lot 235:*** It was moved and seconded to charge the cost of emergency restoration to the source unit. **CARRIED.**
4. ***Legal Retainer Advice – Clark Wilson Re: Investigation Responsibility Unapproved Alteration:*** The Strata Council has reviewed the legal retainer advice provide to the Strata Council. The matter will be investigated by Milani Plumbing to assess the alteration completed in the unit and provide recommendations for further review.
5. ***Milani Plumbing Quote #29325-1226828 – Recirculation Line Repair:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The scope of work has been completed satisfactorily.

6. ***Milani Plumbing Quote #29325-1228549 – Boiler #3:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The scope of work has been completed satisfactorily.

7. ***Milani Plumbing Quote #29325-1228552 – Boiler #2:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The scope of work has been completed satisfactorily.

8. ***Milani Plumbing Quote #29325-1233194 – Pond Pump:*** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The scope of work is pending scheduling and completion.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 6:00 p.m.

**Next Meeting:** Tuesday, February 27, 2024, at 4:00 p.m. by electronic meeting.

**FirstService Residential BC Ltd.**

John Boschert  
Senior Strata Manager  
*Per the Owners*  
*Strata Plan LMS712*

JB/

**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](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 1.855.273.1967

# We're here for you.

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

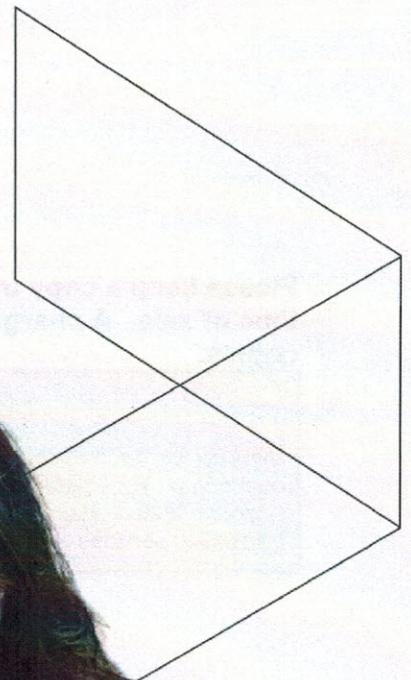
- Account updates
- Payments
- Strata corporation general inquiries
- Maintenance inquiries
- Strata corporation document requests
- Strata lot renovation requests
- Document submission
- and much more!

To submit a request, please visit:

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Phone: 1.855.273.1967

QR Code:



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 **FirstService**  
RESIDENTIAL



# WHAT TO DO IN A *Kitchen Fire*

**DID YOU  
KNOW?**

INTERESTING FACT



## FS Insurance Brokers

Did you know between 2010 and 2014, over 450 deaths, 5,540 fire injuries, and over \$1.1 billion dollars of property damage was caused by home cooking fires across North America? Accidents happen. Check out the tips below so you can be prepared if a kitchen fire does occur:

### Condo Owners' Coverage provides protection for:

- ▶ Never throw water on a grease fire as it will spread the flames
- ▶ Don't use dish towels or other clothing that may catch fire Only attempt to extinguish a small fire in the early stages
- ▶ Put a lid on a pan to smother the fire or pour baking soda on the flames
- ▶ Use a fire extinguisher— about 2 meters away from the fire, aiming at the base of the fire
- ▶ If a fire starts in the microwave, unplug it but do not open the door
- ▶ If you cannot control the fire quickly:
  - Escape along a pre-planned route
  - Close doors behind
  - Call 911

**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.