

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, April 30, 2024  
Via Video Conference***

<b>COUNCIL IN ATTENDANCE:</b>	Daniel Wang	President
	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Kitty Morgan	Secretary
	Michael Assouline	Privacy Officer
	Lucy Maloney	Member
<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 3:30 p.m.

**RESIGNATION FROM COUNCIL**

Council member Lucy Maloney has resigned from the Strata Council. The Council would like to thank Lucy for her work during her time on Council.

The Strata Council would like to hear from Owners who would be interested in serving on Council until the next Annual General Meeting.

**GUEST BUSINESS**

1. ***Community Fire – Craig Jago, Fire Alarm Project Manager:***

- ***System Audio Speakers – Fitness Room:*** Clarification was provided due to a notation on the inspection reporting that there were no system audio speakers located in the fitness room and when there was an incident of alarm activation, and residents were concerned. Speakers were not required to be installed in the fitness room according to fire code requirements at the time of construction.

Community Fire will provide further details on the procedure to complete and estimated expenses for installation.

- ***Simplex Addressable Fire Alarm Panel:*** As the system is aging there have been increased repairs and maintenance required and system networking issues, primarily relating to audio and fire phone operation.

- (i) **Option A:** Provided an overview for a staged replacement approach as existing components fail or are deemed at end of life/obsolete.
- (ii) **Option B:** Complete system replacement with Simplex fire alarm control panels.
- (iii) **Option C:** Replace existing Simplex with new system by a new manufacturer.

The Strata Council thanked Craig for his time and was excused from the meeting at 4:20 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 on March 26, 2024, as circulated. **CARRIED.**

### **FINANCIAL REPORT**

1. **Review of Accounts Receivable:** Strata Council reviewed a listing of accounts receivable as of April 19, 2024. While the accounts receivable has improved, there are overdue amounts totalling \$51,833 including Strata fees of \$14,602 and Special Levy for Phase 2-Interior Podium amounts of \$3,370.

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.

- **Liens:** Currently monitoring.
- **Legal Collection:** Currently monitoring. Legal collection, previously approved, is in progress on Strata Lot 96.

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 have questions regarding your account, please contact our Resident Support Services department directly at:

<https://fsresidentialbcsupport.zendesk.com>

2. **Monthly Statement:** It was moved and seconded to approve the financial statement for March 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. **2024 Operating Fund Budget and Payment of Strata Fees:** Payment of the 2024 Strata fee amounts commenced April 1<sup>st</sup>. There was also a catch-up payment due for three months, January, February, and March of 2024. All Owners on pre-authorized debits will have seen the new Strata fee amount and the catch-up payment automatically deducted from their account on April 1<sup>st</sup>.

Owners who do not pay their Strata fees by pre-authorized debit (ClickPay) should review the minutes of the Annual General Meeting that were distributed in March 2024 to determine the amounts they should pay commencing April 1<sup>st</sup> for the new Strata fees and for the 3-month catch up amount.

4. **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.

5. **2023 Audit – Reid Hurst Nagy:** The auditor has been instructed to proceed with the 2023 annual audit and is in progress. The date for completion of the draft audit for Strata Council review and approval has been scheduled to be completed by the end of May 2024.

6. **FirstService Residential – Personal Taxes – Home Office Expenses:** The Government of Canada recently updated the rules for 2023 individuals claiming home office expenses for individuals filing their 2023 tax returns.

Previously, eligible individuals had two options when claiming estimated home office expenses, a flat rate method and a detailed method. For the 2023 tax year, individuals who are eligible to claim home office expenses have only the detailed method option. The detailed method requires individuals who pay Strata fees to claim only the utilities portion of their Strata fees. This requires the homeowner to obtain the total utilities for the period of January 2023 – December 2023 and calculate their portion of the expense.

The January 2023 – December 2023 monthly summaries of revenue and expenses will be available on Connect along with the schedule of unit entitlement. The Strata Corporation/Section.

7. **Depreciation Report – Regulations Update:** Effective July 1, 2024, the Province has strengthened requirements for Strata Corporation depreciation reports.

- All Strata Corporations with five or more Lots must obtain a depreciation report on a five-year cycle; Strata Corporations with four or fewer Lots continue to be exempted.

- Strata Corporations may no longer hold an annual  $\frac{3}{4}$  vote to defer getting a depreciation report.

### **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 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:** No significant matters to report.
2. **Elevators:** A meeting was held with KJA, our elevator consultant, in April. The following issues were discussed:
  - A review of proposals from two engineering firms that KJA has identified to be qualified to carry out the engineering work on the elevator modernization project.
  - An overview of the estimated costs involved in the project including the engineering, electrical contractor, mechanical work to ensure the elevator rooms in the 3 buildings are properly air conditioned and the costs of the new equipment for 6 elevators. Actual costs will not be available until the project goes out for tender.
  - The timing of the project from the date a bid is accepted after the tendering process and the timing of the payments due to the contractors. When a bid is accepted, the Strata is required to pay a deposit and will have a very short period to raise the funds to get underway at the quoted bid prices. For this reason, the Council may recommend a special levy amount based on a budget proposed by KJA who has experience on similar projects to give ourselves a longer period to hold an information meeting for Owners, a Special General Meeting to approve a special levy and to collect levy payments from Owners.
3. **Personnel:** No significant matters to report.
4. **Renovations:** It was moved and seconded to approve the scope of work as submitted for Strata Lot 156. **CARRIED.**
5. **Bylaws and Rules:** No significant matters to report. Bylaws under consideration to be amended or included will be considered at the time of the next scheduled General Meeting to be presented to Owners for approval.

**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 annual maintenance schedule was reviewed with the Strata Council, Building Manager, and Strata Management. The maintenance schedule is reviewed for periodic updating as to current preventative and periodic maintenance, frequency, and current service provider information. All relevant items currently in progress are contained in these minutes.
3. **Podium Replacement Project -Interior Podium Project - Phase 2:**

***IMPORTANT NOTICE: Interior Podium Project - Phase 1 Surplus***

**DID YOU CASH YOUR CHEQUE?**

*The surplus in the Phase 1 Podium Project was refunded to Owners in May 2023. As of March 31, 2024, 11 Owners have not yet cashed their surplus cheques which were re-issued in January 2024 as the May 2023 cheques had become stale-dated. Please check your mail and cash your surplus cheque if you haven't already done so.*

- As mentioned in previous minutes, the courtyard has 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. The courtyard lawn is being protected to give it time to grow without activities taking place on it. Total Ground Effects advises that the lawn will be re-seeded by Para Space and will be fertilized in April. In the meantime, please **Keep Off the Grass**, likely until June.
  - Council will meet in May with Nancy Paul, landscape architect, to check all the plants in the courtyard. A list of plants that need to be replaced will be given to Total Ground Effects. The plants are covered by a one-year warranty and will be replaced at no cost to the Strata.
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 was required and was coordinated with the applicable trades. Notification had been issued for access on March 6, 2024, to Strata Lot 185 for the required further inspection. The report from the latest inspection was received on March 26, 2024, and sent to the Strata Council and legal for review.

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 once verified and as follows:

- **Strata Lot 109:** Pending response and verification.
- **Strata Lot 29 and Strata Lot 17:** Requires confirmation of acceptance from the unit Owners of P3-20 assignment from Strata Lot 29 to 17.

Strata Lot 17 has confirmed the assignment and Strata Lot 29 is pending response.

It was also noted that the Strata Plan may not reflect the actual stall(s) being used or assignment as noted on the Tracking List since stalls may have been transferred amongst Owners or reassigned through a private arrangement, and the Strata Corporation not notified.

*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:** A site review has been completed with members of the Strata Council and TELUS to finalize the project implementation plan. Notification will be issued for access, when necessary, once scheduled to terminate fibre cable in each unit. After the completion of the installation of the cable and box in each unit, activation of the TELUS services upgrade is entirely optional and there is no obligation to residents or condition requiring them to do so.

7. **Community Fire – Annual Inspection:** Those units identified from the contractor's report, for which mandatory in-suite access was not provided for the annual inspection, have been issued Bylaw contravention notifications.

Notification was issued for deficiency repairs, re-inspection, and mandatory access, and was completed on April 18, 2024. Further notification has been issued for remaining units for access on May 9, 2024, to be completed.

8. **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 tentatively completed in June of 2024. **Tabled.**

9. **RDH Engineering – Building Enclosure Condition Assessment (BECA):** Thank you to the residents who responded to the BECA questionnaires for the BECA Report being prepared by RDH. The next step is for some in-suite investigations based on the replies to the questionnaire. RDH did not select each suite with reported issues, especially in the case of repeated issues like overheating or condensation, which appear to be widespread. Notifications have been distributed to the residents of the suites where RDH requires access to do some investigation.

10. **Houle Electric – Installation of Insulation Materials:** The approved scope of work is in progress was completed on March 5, 2024. The problem continues to persist, and replacement of the transformer is therefore required to resolve the noise issue.

The approved scope of work is in progress for scheduling and pending completion.

11. **Columbia Seal - Common Property Maintenance – Doors/Windows:** The approved scope of work is in progress for scheduling and pending completion.
12. **Sure-Fire Gas - Annual Fireplace Inspection – Deficiency Review:** The Strata Council had previously directed that those units which were not completed on the originally scheduled date for inspection should be issued Bylaw contravention notifications.

It was previously decided by the Strata Council to issue a chargeback for the additional inspection expense only to those units which completed the service on the second service date, and to issue a chargeback for the expense plus an assessed fine of \$200.00 to those units which failed to provide access. This has been completed.

**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.

13. **Vancouver Fire & Radius Security/Community Fire:** The Strata Council was previously 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 were reviewed for further discussion and the Strata Council had requested that the Fire Alarm Project Manager from Community Fire attend this Council Meeting to discuss the recommendations for clarity and planning purposes.

**SEE GUEST BUSINESS**

14. **Napoleon Hi-Tech Systems Quote 1011 – Parkade Clean Service:** The scope of work has been rescheduled for July or August after the accelerator replacement work in the parkade is completed. **Tabled.**
15. **Milani Plumbing – Inspection Strata Lot 227 Re: Investigation Unapproved Alteration:** The Strata Council has reviewed the legal retainer advice provided to the Strata Council and recommendations from Milani Plumbing. This was coordinated to be investigated further by Milani Plumbing to assess the alteration completed in the unit to provide reporting for further review.

The report has been reviewed and the recommended scope of work for review is pending. It is noted that further investigation is required to verify the drain termination from the previous original “as built” stand-alone shower that had been completely removed. Access to the unit directly below will be required for this inspection.

16. **Milani Plumbing Quote #29325-1233194 – Pond Pump:** The scope of work has been completed satisfactorily.
17. **Expert Mechanical Sump Pump Replacement/Rebuild P3:** The scope of work has been completed satisfactorily.
18. **RDH Building Science – Mechanical & Electrical Review Proposal #3436.096:** As part of the mechanical and systems review being conducted by RDH, there is a requirement to satisfy new Strata regulations for electrical planning for the Strata. RDH recently provided the Electrical Planning Report (EPR) completed by Prism Engineering.

The EPR will be reviewed by Strata Council and further information will be made available to Owners after this review.

19. ***Out of Reach Services – Annual Inaccessible Windows/Decks/Townhouse:*** The scope of work has been completed satisfactorily.

It was noted to remind residents to report any deficiencies to the Building Manager at the time of service to have addressed promptly. On review it was discussed that additional drops down the building by the service technician may be required for future service to ensure complete coverage of the building areas and scope of work.

20. ***Hush City Soundproofing – Excer-Tech – Sound Abatement Gym:*** The Strata Council reviewed the completed report and recommended options to consider for noise abatement measures to be implemented. Quotes and scope of work details will be obtained to review for next steps.

21. ***Milani Plumbing Quote #29325-1217336 – Sump Pit Maintenance:*** The scope of work on P1 and P2 has been completed satisfactorily, the remaining for P3 and P4 is in progress for scheduling and completion.

22. ***Milani Plumbing Quote #29325-1237875 – Exhaust Fan Replacement – Garbage Area:*** The scope of work has been completed satisfactorily.

23. ***Milani Plumbing Quote #29325-1240210 – Garbage Chute Backflow Repair:*** 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 19 Re: Report 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 reminder notification. **CARRIED.**

The Strata Council would like to remind residents of the requirement for all dogs to be on leash at all times when anywhere on common property in accordance with the Strata Corporation Bylaws.

2. **Correspondence Received Strata Lot 63 Re: Report Concerns – Parkade Vehicle Speed:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council would like to remind residents to observe speed within the parkade, to avoid tailgating through the gates, and to observe normal vehicle fob use for entry, in accordance with the Strata Corporation Bylaws.

3. **Correspondence Received Strata Lot 86 Re: Report Alleged Bylaw Contravention:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was noted a Bylaw contravention notification has been issued related to the reported infraction.

4. **Correspondence Received Strata Lot 94 Re: Report Alleged Bylaw Contravention:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

5. **Correspondence Received Strata Lot 166 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 issue no fine. **CARRIED.**

Due to additional reported concerns of aggression since the original incident was notified, the Strata Council has directed to issue further correspondence for the permanent removal of the pet in accordance with the Strata Corporation Bylaws.

6. **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.

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

7. **Correspondence Received Strata Lot 251 Re: Report 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 waive the assessed fine. **CARRIED.**

### **NEW BUSINESS**

1. **Milani Plumbing Quote #29325-1214013 – Replace Hot Water Tank Anodes:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress for scheduling and pending completion.

2. **Storage Locker Assignment Strata Lot 167 and 191:** It was moved and seconded to correct the numbering error on the tracking list. **CARRIED.**

3. **WorkSafe BC – Mandatory Asbestos Report:** The Strata Council reviewed the issued notification for all structures built prior to 1995 requiring a mandatory report to be completed to identify potential on asbestos inventory and report. Quotes and scope of work details will be obtained to review for next steps.

4. **Milani Plumbing Quote #29325-1246289 – MUA Bearing Replacement:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress for scheduling and pending completion.

5. **As per Council:**

- **Pond Lighting:** The Strata Council would like to provide clarification as to comments on the brightness of the pond lighting. The lighting was previously covered in accumulated dirt and silt which has been remediated during the project.
- **Fountain Lighting:** The fountain lighting is currently turned off to address the intensity of the lighting which was disruptive within units. This is being addressed to install lower intensity bulbs and timers for hours of use limits.
- **Pond Care Services Agreement:** It was moved and seconded to approve the services agreement as presented. **CARRIED.**

**TERMINATION OF MEETING**

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

**Next Meeting:** May 28, 2024

**FirstService Residential BC Ltd.**

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

JB/ba

**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:

[fsresidentialbcsupport.zendesk.com](https://fsresidentialbcsupport.zendesk.com)

Phone: 1.855.273.1967

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# HOT WATER *Tanks*

**DID YOU  
KNOW?**  
INTERESTING FACT



## FS Insurance Brokers

The average lifespan of a hot water tank is 7-10 years, and it can be impacted by factors such as the construction quality of the tank and the amount of usage it incurs. ***A hot water tank that isn't functioning properly could lead to water leaks and damage, and it could be costing you money!*** Did you know that if a leak originates in your unit, and causes damage to other units or common property, that you might be legally liable to pay for repairs? Don't wait until it's too late!

### Signs that your hot water tank needs to be replaced

- ▶ Water bubbling from the top, sides, or bottom of the tank
- ▶ Muddy water or sediment appears in the drain tank
- ▶ Rusty or discolored water coming from the tap
- ▶ Rust is visible around the bottom of the tank
- ▶ Loud cracks or pops during heating cycle
- ▶ Tank is no longer producing hot water
- ▶ Metallic taste to hot water

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.