

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。

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, May 28, 2024
Via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice-President
	Bev Andrews	Treasurer
	Kitty Morgan	Secretary
	Michael Assouline	Privacy Officer
	Marco Deghani	Member
REGRETS:	John Thomson	Member
HEARING	Strata Lot 166	
GUEST BUSINESS	Strata Lot 76	
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential
BUILDING MANAGER:	Narendra Chandra	Strata Plan LMS712

The meeting was called to order at 3:30 p.m.

COUNCIL MEMBER APPOINTMENT

There was a vacancy on the Strata Council due to a recent resignation.

It was moved and seconded to appoint John Thomson to the Strata Council. **CARRIED.**

HEARING

Strata Lot 166 attended the meeting as a hearing to discuss with the Council the notification received directing that a pet deemed to be aggressive and be removed from the Strata Lot within 30 days. At the end of the hearing, the Owner was advised a decision letter will follow within the week.

(Strata Lot 166 Owner left the meeting at 3:50 p.m.)

GUEST BUSINESS

Strata Lot 76 attended the meeting as a hearing to discuss with the Council general repair and maintenance concerns and was advised that items noted are in progress or part of future planned capital projects.

(Strata Lot 76 Owner left the meeting at 4:15 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 April 30, 2024, with the correction noted below. **CARRIED.**

Correction: Former Council member Lucy Mahoney was not in attendance.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The Strata Council reviewed a listing of accounts receivable as of May 21, 2024. While the accounts receivable amount continues to improve, there are overdue amounts totalling \$49,227 including Strata fees of \$14,119, Special Levy for Phase 2-Interior Podium amount of \$3,370, chargebacks of \$19,532 and other amounts for fines, interest and move fees totalling \$12,206.

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.

- a) **Liens:** Currently monitoring.
- b) **Legal Collection:** Currently monitoring. Legal collection, previously approved, is in progress on Strata Lot 96 w/legal.

Owners are reminded that payments for monthly Strata fees 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 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 April 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.

The secure *Owners' Only* section of the website can be accessed using the applicable username and password. Any Owner requiring this information should 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. **2023 Audit – Reid Hurst Nagy:** The Treasurer reviewed the draft audit for the year ending December 31, 2023, and presented it to the Strat Council for approval. The final version of the audited financial statements will be available in June and will be distributed to Owners on FirstService Residential Connect and on the strata's website.

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:** The Strata Council committee representative reported that the seasonal irrigation maintenance has been completed and the system activated, warranty plantings are being addressed for replacement where necessary, and the proposals for boulevard renewal are pending review of options.
2. **Elevators:** The Strata Council and the Elevator Committee, which includes some Owners who are not on Council, have been working to understand and develop options to upgrade the mechanical, electrical and electronic systems that control the movement and safety of the six cabs in the strata which date back to 1993 when the complex was originally built. This project will not require the refurbishment of the elevator cabs as that work was completed several years ago.

As part of this work, the Strata Council engaged KJA, an elevator consultant, to review the elevator modernization needs of the three towers in the complex. Based on their experience and an assessment of our elevators, KJA has prepared an outline of the work required and a budget of the estimated costs involved in the project. The scope and proposed costs of the work include the engineering, electrical, and mechanical work required to ensure that the elevator rooms in the three buildings are properly air conditioned and also include the costs of the new equipment for the six elevators. In addition, there will need be fire safety upgrades and security issues that will need to be estimated and added to the scope of work and budget prepared by KJA.

The total estimated costs for this work effort range from \$3.5 million to \$4 million and will require the approval of a special levy by the Owners (actual costs will not be available until the project goes out for tender). The total costs noted are only estimates at this time and final budget requirements will be confirmed prior to the Special General

Meeting once actual fire safety and security costs are verified. Companies in the elevator industry do not do site visits and will not bid on projects before they know that the Owners have approved a special levy to provide the necessary funding which is common practice for large projects. This will require funding approval by the Owners before bids are received, which is the same process as the Strata's large construction projects managed by RDH. The estimates for the construction projects were prepared by RDH, the Owners were provided with the estimated total cost and approved the special levies before bids were obtained. This is the way the elevator industry operates. The amount determined for the special levy will also include a contingency amount due to potential rising costs over the project duration. It is hoped that the payment of the special levy can be spread over a payment period, not unlike what was done with the two special levies for the podium projects.

Currently the timetable for the elevator modernization project is:

- July 2, 2024, information meeting for Owners at 7:00 p.m. in Ocean Tower lobby. Representatives of KJA and the fire safety company will attend to answer questions.
- September 10, 2024, Special General Meeting for the Owners to approve the special levy. Monthly payments can commence on October 1, 2024.

After the Owners approve the special levy, it will take approximately 35 weeks from the issuing of the tender documents to receiving the materials on site and another 85 weeks to complete the on-site work (i.e., 120 weeks in total). The following dates are estimates to provide Owners with an understanding of the timing of the project.

- By the end of September 2024, KJA will issue the tender.
- By October 15, 2024, site walk through.
- By October 31, 2024, submission deadline for proposals.
- By November 15, 2024, review of proposals.
- By November 30, 2024, discussion with Strata Council to review the proposals.
- By December 7, 2024, award the contract.
 - **NOTE:** A deposit is due when the contract is awarded for the equipment to be ordered.
 - The company that is awarded the contract will assume the monthly servicing and other maintenance of all elevators from this point forward until the project work has been completed on all six elevators.
- By June 2025 the material will be on site approximately 6 months after the contract is awarded.

The modernization of each elevator will take approximately 15 weeks. If there are no unforeseen delays in the approval of the special levy funding on September 10, 2024, or in the supply chain for delivery of materials or strikes, the modernization of the elevators can be expected to complete by April 2027.

3. **Personnel:** No significant matters to report.

4. **Renovations:** No significant matters to report.

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:** The courtyard has been released for use by residents including the lawn area in the lower courtyard.

Some members of the Strata Council met with Nancy Paul, landscape architect, to check all the plants in the courtyard. A list of plants that need to be replaced was provided to Total Ground Effects. The plants are covered by a one-year warranty and will be replaced at no cost to the strata. A walk through with Nancy Paul will be done again in the fall before the warranty expires.

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 was 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:** Response received from the unit Owner and confirmation of assignment in progress for 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 the response from Strata Lot 29 is pending.

It was also noted that the Strata Plan may not reflect the actual stall(s) being used or the assignments as noted on the Tracking List since stalls may have been transferred amongst Owners or reassigned through a private arrangement, without notification to the Strata Corporation.

*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:** Notification has been issued for all units to provide access, when necessary, and schedule the technicians 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 – Deficiencies:** The scope of work has been completed satisfactorily.
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):** RDH Building Services is conducting investigative work in some suites based on the results of the surveys completed by Owners.
10. **Houle Electric – Transformer Replacement:** The scope of work is in progress to be completed in June 2024, pending parts, for the replacement of the transformer 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 IGU replacement project will commence on Monday, May 27, 2024. Residents will be notified when access to their unit is required. Please ensure you provide access to your suite if you plan to be away.

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

12. **Community Fire – Fire System Review: in progress for proposal options:** 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 the Fire Alarm Project Manager from Community Fire attend the previous Council Meeting to discuss the recommendations for clarity and planning purposes.
 - **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,

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. The following replacement options will be proposed to be completed during the elevator modernization project.
 - (i) **Option B:** Complete system replacement with Simplex fire alarm control panels.
 - (ii) **Option C:** Replace existing Simplex with new system by a new manufacturer.

13. **Napoleon Hi-Tech Systems Quote 1011 – Parkade Clean Service:** The scope of work has been rescheduled for July 2024.

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

14. **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 complete recommended scope of work for review is pending. It is noted that further investigation was 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 was required for this inspection.

15. **RDH Building Science – Mechanical & Electrical Review Proposal #3436.096:** A draft report was received from RDH Building Services on May 24, 2024. The draft will be reviewed by a committee that will report to Council.
16. **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 are in progress to be obtained to review for next steps.
17. **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.
18. **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.

19. **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.

It was moved and seconded to approve the scope of work as presented by Pinchin Inc.
CARRIED.

20. **Milani Plumbing Quote #29325-1246289 – MUA Bearing Replacement.** The approved scope of work is in progress for scheduling and pending completion.
21. **Pond Care Services Agreement.** To proceed with services as approved, the Strata Corporation requires evidence of current WorkSafe and liability insurance coverage in accordance with the *Strata Property Act*. If the chosen provider is not able to provide these, the Strata Council will consider alternate service provider options.

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 59 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 contravention notification. **CARRIED.**

2. ***Correspondence Received Strata Lot 63 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 contravention notification. **CARRIED.**

3. ***Correspondence Received Strata Lot 66 Re: Response to Chargeback Decision:***
The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

To further verify the chargeback is the unit Owner responsibility, the Strata Council has requested additional details on the location of the obstruction to review.

4. ***Correspondence Received Strata Lot 76 Re: Common Property Maintenance:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

5. ***Correspondence Received Strata Lot 117 Re: Fiber Installation:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

6. ***Correspondence Received Strata Lot 117 Re: Parcel Delivery:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council noted that security protocols have been reviewed with the Concierge and site staff.

7. ***Correspondence Received Strata Lot 174 Re: Recycling/IGU Replacements:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

8. ***Correspondence Received Strata Lot 205 Re: Fiber Installation:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

9. ***Correspondence Received Strata Lot 210 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 contravention notification. **CARRIED.**

10. ***Correspondence Received Strata Lot 221 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 contravention notification. **CARRIED.**

11. **Correspondence Received Strata Lot 223 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 contravention notification. **CARRIED.**

12. **Correspondence Received Strata Lot 188 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 contravention notification. **CARRIED.**

NEW BUSINESS

1. **Milani Plumbing – Preventative Drain Inspection – Cleaning Strata Lots 197/191:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work has been completed satisfactorily.

2. **Barclay Restorations File #2405SR066-EO – Chargeback Strata Lot 30:** It was moved and seconded to chargeback Strata Lot 30. **CARRIED.**

3. **Milani Plumbing – Periodic Maintenance Summary:** The Strata Council reviewed the summary from the recent preventive maintenance and are satisfied at this time.

4. **Ideal Door – Filler Tube 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. **Milani Plumbing Quote #1246884 – P2 Fan 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.

6. **Milani Plumbing Quote #1247504 – Install Filter Racks:** 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.

7. **Milani Plumbing Quote #1247509 – Boiler #4 Repairs:** 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.

8. **Annual Insurance Renewal – 35-Day Notification:** The mandated 35-Day notice has been issued to the Strata Council by HUB, evidencing the insurers confirmed to date and remainder of the policy pending for placement of coverage. Once the renewal terms and annual premium is finalized it will be presented to the Strata Council for approval.

9. **Barclay Restorations File #2405SR090-EO – Common Property Source Strata Lot 33/16:** Due to continued incidents of drainage blockage resulting from cast iron pipe flaking, Milani will be scheduled to discuss options and an action plan to address. The Strata Council has requested for the matter to be review and recommendations to be provided by a second plumbing contractor service provider.
10. **As per Council**
 - **Commercial Signage:** It was moved and seconded to issue a Rule contravention notification. **CARRIED.**

TERMINATION OF MEETING

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

Next Meeting: June 24, 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/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

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

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INTERESTING FACT



FS Insurance Brokers

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Reduce the Risk of Overheating

- ▶ Exit immediately if uncomfortable, dizzy, or sleepy. Staying too long in a heated area is capable of causing overheating.
- ▶ Supervise children at all times.
- ▶ Check with a doctor before use if pregnant, in poor health, or under medical care.
- ▶ Breathing heated air in conjunction with consumption of alcohol, drugs, or medication is capable of causing unconsciousness.

Reduce the Risk of Fire

- ▶ Do not place combustible material on heater at any time.

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