

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, August 27, 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
	John Thomson	Member
SENIOR STRATA MANAGER:	John Boschert	FirstService Residential
BUILDING MANAGER:	Narendra Chandra	Strata Plan LMS712

The meeting was called to order at 4:00 p.m.

FirstService Residential - Contact Information:

- **24/7 Emergencies:** 604.683.8900
- **Customer Care Call Centre:** 1.855.273.1967 (24 hours non-emergency)
- **Online Resident Support Services:** <https://fsresidentialbcsupport.zendesk.com>

GUEST BUSINESS/ HEARING

1. **Hearing Request - Strata Lot 01:** The Strata Council discussed the request for a hearing regarding an alleged bylaw contravention notification issued and advised that the response provided is satisfactory and it considers the matter resolved. If agreeable with the requesting party, the matter can be closed without penalty and a hearing is not required.
2. **Hearing Request - Strata Lot 26:** The Strata Council has set the hearing date for Friday September 6, 2024, at 3:00 p.m. for an electronic hearing to be conducted at the request of the unit Owner.

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 July 30, 2024. **CARRIED.**

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The Strata Council reviewed a listing of accounts receivable as of August 20, 2024. There are overdue amounts totalling \$50,774 including Strata fees of \$12,325, chargebacks of \$33,219 and other amounts for fines, interest and move fees totalling \$5,230.

Some Owners have balances owing in more than one category. The Strata follows the proper protocol for notifying Owners of overdue amounts, placing liens on some units and forwarding the accounts to a lawyer for collection when appropriate to do so.

Owners are reminded that payments for monthly Strata fees 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.

- a) **Liens:** Currently monitoring.
- b) **Legal Collection:** Currently monitoring.

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 July 2024. **CARRIED.**

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. **Phase 1 Podium Special Levy Refund Cheques:** There are several units which have not deposited special levy refund cheques issued on multiple occasions and have become stale dated. Those refunds will be applied to the unit Owners account and a reimburse cheque may be requested for the credit balance on the account.

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:** The Elevator Committee met with the elevator contractor KJA, the electrical contractor AES and the access control contractor to confirm the project management process. The Committee plans to subsequently meet with other sub trades and fire prevention before organizing an information meeting for the Owners.
3. **Personnel:** No significant matters to report.
4. **Renovations – Strata Lots 83/72:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
5. **Bylaws & Rules:** It was moved and seconded to amend the Strata Corporation Rules as noted in these Minutes. **CARRIED.**

Courtyard Chairs

1. *Chairs are to be returned to the alcove and stored immediately after use. Do not leave a chair out in the courtyard thinking you will be back later and will return it to the alcove at that time.*
2. *Chairs are on a first come, first served basis. Do not save chairs for your friends who might be coming later.*
3. *Chairs are for use in the courtyard. Do not remove chairs to use on your patios or balconies.*
4. *The courtyard is for the quiet enjoyment of residents. Please keep your voices or music down so as not to disturb residents in the towers and townhouses.*

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 regular 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 final stage of cleaning of the complex will be completed in the fall when the street facing exterior surfaces of Garden Tower, the townhouses and California walkway will be cleaned. This will be done in conjunction with the next window cleaning project as it will be necessary to hire a lift to clean these surfaces as there are no roof anchors.

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 continued 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.

The Strata Council has instructed Clark Wilson to issue a settlement proposal letter which is pending response by 12:00 p.m. September 10, 2024.

5. **Milani Plumbing – Quote #29325-1189025 – Dehumidifier:** Installation of the new dehumidifier in the pool area has been completed.
6. **RDH Engineering – Building Enclosure Condition Assessment (BECA):** The BECA report is pending review and approval. Once it is completed, Owners will be advised.
7. **Columbia Seal - Common Property Maintenance – Doors/Windows:** The IGU replacement continues with the second batch of IGU's to be delivered and installed in September. 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.
8. **Community Fire – Fire System Review:** 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 a 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 was no system audio speaker located in the fitness room. Concerns were raised when there was an incident of alarm activation during which gym users were left unaware. Speakers were not required to be installed in the fitness room according to fire code requirements at the time of construction.

Community Fire has provided estimated expenses and further details on the procedure to install a fire alarm speaker in this area, which is under review.

- **Mircom/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. Community Fire has provided further details on the estimated expenses for installation which is under review.
 - (ii) **Option C:** Replace existing Simplex with new system by a new manufacturer (Mircom). Community Fire has provided further details on the estimated expenses for installation which is under review.
- 9. **Napoleon Hi-Tech Systems Quote 1011 – Parkade Clean Service:** The approved scope of work was postponed due to seasonal water restrictions and will be completed in April 2025 rather than this fall to allow accumulated winter debris to be removed since this is not an annual cleaning. Notification will be issued in advance as all parking will be required to be vacated to facilitate service.
- 10. **Milani Plumbing – Inspection Strata Lot 227 Re: Investigation of Unapproved Alteration:** It was moved and seconded to approve the scope of work as presented to resolve the issue. **CARRIED.**
- 11. **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 by Hush City (flooring) and Excer-Tech (equipment - completed).

The approved scope of flooring work by Hush City is in progress and pending completion.
- 12. **WorkSafe BC – Mandatory Asbestos & Toxic Materials 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 and toxic materials inventory and report.

The scope of work has been completed satisfactorily. The report will be further reviewed for implementation of recommendations.
- 13. **Milani Plumbing – Rainwater Leader Proposal Quote #29325-1249123:** The Strata Council conducted a meeting with representatives from Milani Plumbing to discuss the proposed piping replacement recommendations. The revised scope of work proposal and recommendations is pending for further review by the Strata Council. Additionally, the Strata Council has requested for an alternate contractor to review the drainage system and provide proposed recommendations.
- 14. **Pro Bel Safety Systems – Annual Anchor Testing:** The approved scope of work is in progress pending completion and notification has been issued for unit access where required.

15. **Community Fire – Annual Inspection:** The approved scope of work is in progress pending completion and notification has been issued for mandatory in-suite access to all units.

The Strata Council would like to remind all residents related to access requirements when notified in accordance with the Strata Corporation bylaws. When unit access is requested, it is the responsibility of the resident to ensure access is provided. Arrangements may be made for the site manager to assist in advance.

Failure to provide access results in additional services calls and expenses to re-attend, utilizes Strata Council and management's time unnecessarily to coordinate service and address bylaw infraction notification. Additional expenses for service charges will be charged back for reimbursement and applicable fines assessed in accordance with the Strata Corporation bylaws.
16. **Venting Investigation – Odor Transmission:** The approved investigation is in progress pending scheduling notification and report on findings for Strata Council review.
17. **Garden Tower – Deck Membrane Replacement Project – Final Restoration:** The approved scope of work is in progress pending completion.
18. **Milani Plumbing Quote #1252306 – Pipe Replacement – Parkade:** The scope of work has been completed satisfactorily.
19. **Milani Plumbing Quote #11174460 – Booster Pump Replacement:** The approved scope of work is in progress pending parts being obtained.

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 who 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 176 Re: Request for Dog Sitter Exemption:**
The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to provide a one-time exemption. **CARRIED.**
2. **Correspondence Received Strata Lot 24 Re: Deck Membrane Replacement Project:**
The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.
3. **Correspondence Received Strata Lot 79 Re: Courtyard Use:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.
4. **Correspondence Received Strata Lot 31 Re: Parcel Delivery/Boulevard Landscaping:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council would like to note for all residents that individuals need to provide appropriate instruction to delivery services if wanting parcels to be accepted by the Concierge and to accept on your behalf.

Additionally, regarding the boulevard installation, stumps are not permitted to be removed by Strata Corporation and the City of Vancouver has been requested to remove. The design and installation were completed with the stone option since a retaining wall was not permitted to be installed for mulch.

NEW BUSINESS

1. **Barclay Restoration File #2408SR062-EO– Chargeback Strata Lot 92:** It was moved and seconded to chargeback the associated costs to Strata Lot 92. **CARRIED.**

The scope of work has been completed satisfactorily.
2. **Barclay Restoration File #2407SR136-EO– Chargeback Strata Lot 100:** It was moved and seconded to chargeback the associated costs to Strata Lot 100. **CARRIED.**

The scope of work has been completed satisfactorily.
3. **Milani Plumbing – Periodic Preventative Maintenance Report:** The periodic scope of work included in the preventive maintenance agreement has been completed satisfactorily.
4. **Milani Plumbing Quote #29325-1237870 – Pool Pump:** It was moved and seconded to approve the scope of work as presented.

The approved scope of work is in progress pending completion.

5. **Milani Plumbing Quote #29325-1242773 – Roof Drain Scope:** It was moved and seconded to approve the scope of work as presented.
The approved scope of work is in progress pending completion.
6. **Milani Plumbing Quote #29325-1249560 – DHW Line Ocean Tower Mechanical Room:** It was moved and seconded to approve the scope of work as presented.
The approved scope of work is in progress pending completion.
7. **As per Council:**
 - **Semi Annual Junk Removal:** The junk removal is scheduled for September 23, 2024. Residents can leave items in the designated parking spaces on level P1 on September 21 and 22. Refer to the memo that will be issued in September outlining what is acceptable to leave for the Strata's junk removal.
 - **Garbage and Recycling Bins:** In response to comments from residents, the large garbage dumpsters will be swapped out for clean ones by the Strata's waste removal contractor. This will become an annual process to have reasonably clean bins on site. The smaller recycling bins will be cleaned by Strata staff as needed.
 - **Refinishing of Interior Doors:** The Strata is continuing the ongoing maintenance program for doors. All exterior front doors on the townhouses and one on the California walkway have been replaced. Other California walkway doors have been refinished. Virtually all patio doors have been replaced on the townhouses. This year the front doors of the suites in the towers will be refinished. A notice was distributed to inform residents the project to refinish the doors in the towers. Residents are asked to contact Rob Cross to arrange an actual date for their door to be refinished.

TERMINATION OF MEETING

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

Next Meeting: October 1st, 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

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

Phone: 1.855.273.1967

QR Code:



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SPRINKLER *Heads*

**DID YOU
KNOW?**
INTERESTING FACT



FS Insurance Brokers

It is extremely rare
for sprinkler heads
to spontaneously burst.

***Human error is the cause of most
unintentional sprinkler activation.***

Did you know that a single sprinkler head can release more than 20 gallons of water per minute, enough to fill a hot tub in ten minutes? In just a short time, this much water can cause major damage to your unit, as well as units beside or below you. Follow these tips when it comes to the sprinkler heads in your unit:

- ▶ Do not hang anything from your sprinkler line or heads. This includes electrical cords, cables, candle holders, clothing, and hangers.
- ▶ Keep an 18-inch clearance between the sprinkler head and items underneath to allow proper disbursement of water.
- ▶ Make sure you have insurance coverage to protect against damages to your personal unit and property.

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