

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, October 1, 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
	Marco Dehghani	Member
	John Thomson	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 4:00 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 30:** The hearing has been scheduled for October 18, 2024, at 4:00 pm and the requesting party has been notified.

**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 August 27, 2024. **CARRIED.**

## **FINANCIAL REPORT**

1. **Review of Accounts Receivable:** The Strata Council has reviewed and have no immediate concerns with the accounts receivables at this time. 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 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.

(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 August 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](http://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.

## **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 reviewed the annual services agreement proposal, basic services were approved. Additional service recommendations will be submitted for approval on a case-by-case basis.  
  
It was moved and seconded to approve the services agreement renewal as presented.  
**CARRIED.**
2. **Elevators:** The Strata Council will be coordinating on November 13, 2024, for an Information Session to be held with Owners prior to a subsequent Special General Meeting to present the project plan and funding proposal to Owners for consideration. Notification will be issued in advance to attend.
3. **Personnel:** No significant matters to report.
4. **Renovations:** None to report.
5. **Bylaws and Rules:** No significant matters to report.

### **BUSINESS ARISING**

1. **Directives:** The directives will be updated for reporting purposes for the next scheduled meeting.
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 project has now been completed. Finalization of invoices and expenses is in progress, including any holdback funds release.
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 instructed Clark Wilson to issue a settlement proposal letter, a response was received and is being reviewed by the Strata Council and legal counsel.

5. **RDH Engineering – Building Enclosure Condition Assessment (BECA):** The BECA report is under review and minor edits will be submitted to RDH once completed. Once it is finished, Owners will be advised, and the Strata Council will use the information compiled in the report for future project and Contingency Reserve Fund planning.
6. **Columbia Seal - Common Property Maintenance – Doors/Windows:** The IGU replacement continues. Residents will be notified when access to their unit is required. If you are notified, please ensure you provide access to your suite if you plan to be away.
7. **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.
  - (a) **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 will be considered during the proposed fire panel and life safety system replacement.
  - (b) **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.
    - (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.
8. **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 spaces will need to be vacated to facilitate service. This agenda item is currently tabled.
9. **Milani Plumbing – Inspection Strata Lot 227 Re: Investigation of Unapproved Alteration:** The scope of work has been completed satisfactorily.
10. **RDH Building Science – Mechanical & Electrical Review Proposal #3436.096:** To update further, the mechanical portion of the report has been completed, the electrical system review is in progress for completion.

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 and 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, inventory, and report on any potential asbestos and/or toxic materials.

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 recommendations.

The investigation proposal from Xpert Mechanical has been approved to proceed and Xpert will conduct an assessment, once units where access is required are identified, to be reviewed by the Strata Council.

14. **Pro Bel Safety Systems – Annual Anchor Testing:** The approved scope of work has been completed, the inspection report is currently pending.

15. **Community Fire – Annual Inspection:** The approved scope of work is in progress pending completion and notification was 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 reporting on the findings for Strata Council review.

17. **Garden Tower – Deck Membrane Replacement Project – Final Restoration:** The scope of work has been completed satisfactorily.

18. **Milani Plumbing Quote #11174460 – Booster Pump Replacement:** The approved scope of work is in progress pending parts being obtained. This agenda item is currently tabled.

19. **Milani Plumbing Quote #29325-1237870 – Pool Pump:** The scope of work has been completed satisfactorily.  
The approved scope of work is in progress pending completion.
20. **Milani Plumbing Quote #29325-1242773 – Roof Drain Scope:** The approved scope of work is in progress pending completion at Beach Tower, all other locations have been completed.
21. **Milani Plumbing Quote #29325-1249560 – Domestic Hot Water Line in Ocean Tower Mechanical Room:** 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 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 01 Re: Response to Council Regarding Hearing Request:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council would like to advise that any future complaints submitted will be reviewed accordingly and if required, applicable correspondence will be issued on the matter on a case-by-case basis.

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

The Strata Council has reviewed the response submitted and advises that they are reviewing further for response.

3. ***Correspondence Received Strata Lot 50 Re: Report Alleged Bylaw Contravention:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has reviewed the concerns submitted and advises that they are reviewing further for appropriate Bylaw notification.

4. ***Correspondence Received Strata Lot 66 Re: Report Alleged Harassment:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council has reviewed the concerns submitted and advises that the Resident will be informed that in the event of future concerns they are to contact the site staff to attend and investigate and to report on findings.

5. ***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.

A building notification will be drafted for distribution to residents addressing the concerns.

6. ***Correspondence Received Strata Lot 76 Re: Notification of Application – City of Vancouver:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council would like to advise that all residents were provided with the City of Vancouver notification and is the individual residents responsibility to respond with any concerns to the neighbouring business license amendment application.

7. ***Correspondence Received Strata Lot 76 Re: TELUS Fiber Installation:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications

The Strata Council would like to advise that the matter will need to be addressed by the unit owner directly with TELUS related to service installation.

8. ***Correspondence Received Strata Lot 156 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 waive the assessed fine. **CARRIED.**

9. ***Correspondence Received Strata Lot 166 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 205 Re: Interior Lobby Maintenance 1500 Hornby:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications
- The Strata Council has reviewed and advised that the ceiling panels were required to be removed due to safety concerns and extensive repair and damage-proofing to each of the panels is in progress. Council appreciates your concern. The lobby flower arrangement concerns were previously addressed in the meeting minutes held on February 27, 2024, for reference.
11. ***Correspondence Received Strata Lot 205 Re: Report Alleged Contractor Harassment:*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications
- The Strata Council has reviewed the concerns and will be addressing with the contractor accordingly.
12. ***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.**
13. ***Correspondence Received Strata Lot 224 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 the matter has been resolved satisfactorily. **CARRIED.**
14. ***Correspondence Received Strata Lot 239 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.**
15. ***Correspondence Received Strata Lot 205 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.**



## **NEW BUSINESS**

1. **Community Fire Work Order #20240911-00374 – Emergency Service Call:** There was fire alarm incident recently due to a faulty device requiring replacement. The incident took additional time to investigate and resolve due to an in-suite device being disassembled by the resident to silence the alarm.  
  
Bylaw notification will be issued for tampering with the life safety device and change back of additional costs incurred. The Strata Council would like to remind all residents, that although disruptive, particularly when an incident occurs in the late evening or early morning hours, that tampering with the life safety system puts all resident's safety at risk.
2. **Out of Reach – Exterior Envelope Service:** The approved scope of work has been scheduled and notification to residents is pending.
3. **Phoenix Restoration File #MV-24JY313 – Chargeback Strata Lot 124:** It was moved and seconded to chargeback the associated costs to Strata Lot 124. **CARRIED.**  
  
The scope of work has been completed satisfactorily.
4. **Phoenix Restoration File #MV-24JY305/Milani #1260728 – Common Property:** The scope of work to repair the damage originating from common property, has been completed satisfactorily.
5. **As per Council:**
  - (a) **Information Meeting/SGM/AGM Dates to Confirm:** The Strata Council has confirmed November 13, 2024, for the Information Meeting regarding the proposed elevator modernization and life safety equipment replacement projects, dates for the Special General Meeting on same and for the 2025 Annual General Meeting are tentatively confirmed. Notification will be issued in advance.
  - (b) **Courtyard Noise Concerns:** A building notification will be drafted for distribution to residents addressing the concerns.

## **TERMINATION OF MEETING**

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

**Next Meeting:** October 29, 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/am

<b><u>FSRConnect™</u></b>	<b><u>Customer Care</u></b>	<b><u>Resident Support Services</u></b>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none"><li>• Resident Documents</li><li>• Amenities</li><li>• Account Payments</li></ul> <p>Register here: <a href="https://portal.connectresident.com/#/registration">https://portal.connectresident.com/#/registration</a></p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none"><li>• Updating contact Information</li><li>• Account balance inquiries</li></ul> <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none"><li>• Accounting questions</li><li>• FOB/Key requests</li><li>• Other general inquiries</li></ul> <p>Submit your inquiry: <a href="https://bcsupport.fsresidential.com/hc/en-us">https://bcsupport.fsresidential.com/hc/en-us</a></p>

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.

# 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

QR Code:



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# WATER Damage



**DID YOU  
KNOW?**  
INTERESTING FACT

## FS Insurance Brokers

Did you know that most units have up to ten or more water connections, including the washing machine, dishwasher, refrigerator/ice maker, bathtub, shower, sprinkler heads, hot water tank, faucets and more? Each of these connections has the potential to leak. ***If your unit is found to be the source of a leak that causes water damage, you may be held responsible.*** Fast action is imperative once a leak occurs in order to prevent damage!

### Condo Owners' Coverage provides protection for:

- ▶ Know the location of your in-suite water shut-offs and turn off the water supply if you discover a leak
- ▶ Use a water monitoring system or contract with a monitoring service
- ▶ Winterize hose bibs as needed
- ▶ Replace rubber appliance supply hoses with steel braided hoses
- ▶ Avoid hanging items from sprinkler heads
- ▶ Seal tile grout

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.