

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 LMS 712
888 BEACH**

*Held on Tuesday, June 25, 2019
Within the Meeting Room
1500 Hornby Street, Vancouver, BC*

COUNCIL IN ATTENDANCE:	James Gallagher	President
	Beverley Diane Andrews	Treasurer
	Patricia Anne Dairon	Secretary
	Andrew DeBenedictis	Member
	Daniel Wang	Member
	Kitty Morgan	Member
REGRETS:	Deborah L. Austin	
BUILDING MANAGER:	Narendra Chandra	
STRATA MANAGER:	Cam Carruthers	FirstService Residential

The meeting was called to order at 4:45 p.m. (due to a Strata Council hearing from 4:10 p.m. to 4:40 p.m.)

IMPORTANT INFORMATION TO OWNERS

RE: PAYMENT OF STRATA FEES / FSRCONNECT REGISTRATION / FORM K

1. Owners are reminded to submit updated PAD forms for convenient automatic withdrawal of Strata fees. ***If you require assistance in setting up payment arrangements or have any questions related to your account, please contact our Accounts Receivable directly at ar.bc@fsresidential.com or 604-684-5329.***
2. The Strata Council would like to encourage all Owners to register themselves as users of **FSRConnect™** in order to have online access to the Council Meeting Minutes, Strata Corporation financial records, the Strata's Bylaws and Rules, Engineering Reports, Building Notices, Owners' individual accounts and other general interest public information. *To register, please follow the instructions on the last page of these minutes.*
3. ***Assistance and Access for Residents with No Current Form K:*** Owners are advised that the front desk will be limited in their ability to assist occupants not included in the unit information or tenants that do not have a current Form K on file identifying them as associated with a particular Strata lot. *Owners not in compliance with the Form K Bylaws are subject to Bylaw infraction notification, which may result in applicable fines.*

Owners are advised of the importance of ensuring that a current Form K is on file with the Strata Corporation and is updated at any time there is a change in tenancy and occupants are listed in the unit information.

This includes ensuring that information is updated at any time the unit is no longer tenanted, as current mailing and contact information on file will require updating if changed to being Owner occupied.

BUILDING MANAGER REPORT

Council has reviewed the monthly report provided by the Building Manager. Specific items to be discussed and actioned, as contained in the report, will be directed to the Building Manager and Strata Management by Council for completion by the appropriate service provider or follow up by onsite building services. Items to note:

1. ***Leak Investigation at Strata Lots 14, 15, 17 and 21:*** RDH Engineering is currently investigating and will provide a report and course of action for Council.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council advised the Strata Manager of amendments to the June 4, 2019 minutes. These amendments are **bolded** below:

BUSINESS ARISING

1. *Automatic Door Opener Project: Fortress One is doing final work on this project (**internal door in Ocean Tower**), which should be completed in June. A reminder to all Owners to only use the automatic feature when necessary as the door stays open for a set amount of time. For security purposes, if you do use the automatic feature, please ensure you wait for the door to fully close before proceeding.*

NEW BUSINESS

3. *Courtyard Usage: A number of Owners have complained about the noise levels in the courtyard. Strata Council directed the Strata Manager to prepare a Bylaw reminder notice for posting.*
 - 41 *Visitors and supervision of children*
 - 41.1 *Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level, which, in the opinion and in the sole determination of a majority of the strata council, will not disturb the quiet enjoyment of others.*
 - 41.2 ***Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a level which, in the opinion and in the sole determination of a majority of the council, will not disturb the quiet enjoyment of others.***
 - 41.3 ***Residents are responsible for assuming liability for and properly supervising activities of children while playing including, but not exhaustively, swimming.***

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on June 4, 2019 as amended. **CARRIED.** Updated copies of the June 4, 2019 meeting will be distributed and are available on **FSRConnect**.

TREASURERS REPORT

1. **Review of Accounts Receivable:** Council reviewed the Accounts Receivable Report and noted there are 26 Owners who currently owe approximately \$29,000 to the Strata. Nearly 88% of the total amount is owned by 8 Owners. Council is taking the appropriate actions. It was moved and seconded to send Strata Lot 29 to collections. **CARRIED.** Owners are reminded that Strata fees are due on the 1st of each month. The Council thanks all Owners who have made their monthly Strata fee payments in full and on time each month.

Owners are required to submit a PAD form, post-dated cheques or arrange for direct deposit through their financial institution for payment of strata fees.

If you require assistance in setting up payment arrangements or have any questions related to your account, please contact our Accounts Receivable directly at ar.bc@fsresidential.com or 604-684-5329.

2. **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.
3. **Monthly Statement(s):** It was moved and seconded to approve the financial statement(s) for May 2019. **CARRIED.**

Owners may go to the Strata's website at www.888beachvancouver.com to view the financial statements. The Owners' Only section of the website can be accessed as follows:

User I.D.: owners
Password: \$B15Sea8

Owners may also view the most recent financial statement are encouraged to log onto **FSRConnect™**. The financial statement can be viewed by logging into your account, clicking on "Forms and Documents", then "Financial Document", and then selecting the desired file.

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. To the best of our knowledge there is no litigation to report.

COMMITTEE REPORTS

1. **Landscaping:** Nothing to report.

2. ***Fitness Centre:*** Novus WIFI is available in the library. The password to access the WIFI will be posted.
3. ***Elevator:*** Thyssenkrupp Elevator will arrange a meeting with the Committee in July.
4. ***Renovation:***
 - (a) ***Renovation/ Indemnity Agreement Approval SL 11:*** It was moved and seconded to approve the scope of work as per the Indemnity Agreement dated June 19, 2019. **CARRIED.**
 - (b) ***Renovation/ Indemnity Agreement Approval SL 196:*** It was moved and seconded to approve the scope of work as per the Indemnity Agreement dated June 4, 2019. **CARRIED.**
5. ***Personnel:*** The Council was provided an update on the positive performance review recently completed for the Building Manager.
6. ***Neighbourhood Issues Committee:***
 - (a) A working group comprised of representatives from neighbouring properties will be meeting in early July. Primary topics will be, bicycle traffic and the diversion created at 1000 Beach by the removal of a tree.
 - (b) A neighbouring building is partnering with 888 Beach to create a type of block watch to identify and report infractions (i.e.: smoking on balconies) to one another.
 - (c) Discussions with the City of Vancouver have resulted in delaying the installation of the MOBI station until after Vancouver House is more substantially complete.
 - (d) There is a public hearing scheduled for July 9, 2019 for the relocation of a distillery in the neighbourhood. Residents were notified by mail.
7. ***Bike Committee:*** The Council has received interest from Residents to volunteer for this committee. They will be in contact with the volunteers to set up a meeting. To date, two areas within the parking garage have been identified for a possible bike cage. The Committee will review and prepare a detailed report for consideration by the Council.

BUSINESS ARISING

1. ***Directives:*** The directives from the previous Council Meeting have been reviewed with Council and Council is satisfied that they are being attended to at the present time. All items currently in progress are contained in these minutes.
2. ***Townhouse Door Replacement:*** New townhouse doors installation is now complete. The Building Manager is looking into the cost of refinishing the existing metal backplate (the plate that sits behind the door handle and lock).
3. ***Bylaw Review:*** Clark Wilson is working with the Bylaw Review Committee on a draft set of Bylaws for consideration at a later date.
4. ***RDH Engineering Update:*** Current projects ongoing or under investigation.

- (a) **Garden Tower Project:** This roofing project is now complete.
 - (b) **Seabreeze Area/ Parking Level:** Temporary measures have been put in place to manage the leaks.
 - (c) **Deck Repairs at SL 11:** Have been approved and will begin shortly.
 - (d) **Ocean Tower Roof Repairs:** Have been approved and will begin shortly.
 - (e) **Courtyard Podium:** The Council is considering having RDH Engineering prepare a condition assessment for the courtyard podium (the membrane under the courtyard).
5. **RDH Engineering Depreciation Report Renewal:** A presentation to Owners is tentatively scheduled for Tuesday, October 8, 2019. Notices will be posted closer to the date. The Council has requested that Marcus Dell from RDH be invited to attend as he has a thorough knowledge of the property.
 6. **P2 Beach Tower A/C Unit Decommission:** Council discussed this matter and determined that the air conditioning unit will not be removed until the space has been re-purposed. Council continues to review options for this space.
 7. **Electric Vehicle Charging:** PowerPros Electrical is preparing a quote to undertake a load analysis. Once quote is received, it will be reviewed by the Council.
 8. **Automatic Door Opener Project:** A reminder to all Owners to only use the automatic feature when necessary as the door stays open for a set amount of time. **For security purposes, if you do use the automatic feature, please ensure you wait for the door to fully close before proceeding.**
 9. **SL 25/ 26 Exterior Planter/ Tree Review:** The Council has reviewed the report from ParaSpace. Cherry trees may need to be removed but will not be replaced until the podium is assessed.
 10. **Air Conditioning Installation:** The Council has reviewed two engineering reports on the viability of installing air conditioner units in units. The building has limitations including balcony size, which makes it impractical for a split unit system. At this time, the Council will only consider requests from Owners to install air conditioning where all equipment is contained within the Strata lot and there is no change in appearance when viewed from the exterior.
 11. **Proposed Voluntary Dispute:** The proposed date of the meeting is being rescheduled upon confirmation and availability of all parties.
 12. **Proposal for Bird Exclusion:** Council reviewed a proposal from Pigeon Patrol for bird exclusion. Pigeon Patrol will trap and remove pigeons, but after learning that they do not relocate (pigeons tend to return), they decided that this option was not acceptable for the building.
 13. **SL 13 Drywall Repairs:** The Council reviewed additional correspondence from the Owners of SL 13 regarding drywall repairs from an investigation by RDH Engineering.

After a detailed review of the events, the Council directed the Strata Manager to respond to the Owners.

CORRESPONDENCE

1. ***Bylaw Violation Summary Report.*** Owners are advised that they are requested to complete a Bylaw complaint form, which is available on **FSRConnect™** or at the front desk and submit to the Property Manager for Council's review and consideration.
 - (a) ***Bylaw Infraction Notification – Noise – SL 234:*** It was moved and seconded to issue a fine in the amount of \$200.00. **CARRIED.**
 - (b) ***Bylaw Infraction Notification – Unauthorized Alteration – SL 177:*** A letter was issued requesting that the Owner remove an unauthorized alteration to common property by June 22, 2019. The unauthorized item was not removed by that time and Council directed the Strata Manager to issue an alleged Bylaw infraction.
2. ***Correspondence Received:***
 - (a) ***Concern about Railing – SL 255:*** The Council reviewed a concern from an Owner regarding potentially dangerous balcony railing deficiencies and directed the Building Manager to have this matter assessed by a contractor.
 - (b) ***Request to Paint Retaining Wall – SL 1:*** The Council reviewed a request from an Owner to paint a portion of the retaining wall. The Building Manager provided additional information on this matter and it was moved and seconded to have Cross Carpentry prepare, scrape, sand, prime and paint a number of metal frames (three adjacent units) at a cost of \$1,586.00 plus taxes. **CARRIED.**
 - (c) ***Request for Additional Cleaning – SL 80:*** The Council reviewed a request for additional cleaning of non-accessible railings and windows. The Council requested a quote for the additional work and it was moved and seconded to approve additional cleaning in the amount of \$2,920.00 plus taxes. **CARRIED.** This additional cleaning will be incorporated into the cleaning scope of work going forward.
 - (d) ***Response to Letter about Blinds – SL 48:*** The Council reviewed a response from an Owner confirming that they have removed the non-compliant blinds. The Council thanks the Owner for confirming.
 - (e) ***Ribbon/Trench Drain Request – SL 21:*** The Council reviewed a request from an Owner to repair a loose ribbon/ trench drain that is making noise. The Council directed the Building Manager to obtain a quote for this repair.
 - (f) ***Bylaw Violation Complaints:*** The Council reviewed Bylaw violation complaints from two Owners and directed the Strata Manager to respond accordingly.
 - (g) ***Courtyard Noise Complaints:*** The Council reviewed noise complaints from Owners and directed the Strata Manager to prepare a detailed letter to a number of Residents who use the inner courtyard, inviting them to meet with the Council and reminding them of Bylaw 42.7 which states:

A resident must not permit any person to play or loiter in the garden areas, on common property or on land that is a common asset, if doing so affects the quiet enjoyment of any other resident.

- (h) ***Request to Reverse Chargeback:*** The Council reviewed a request from an Owner to reverse a chargeback and directed the Strata Manager to review the details of the matter and respond accordingly.
- (i) ***Request to Use Courtyard – SL 137:*** The Council reviewed a request from an Owner to use the courtyard for a family event in August and had a number of additional questions before making a decision. The Council directed the Strata Manager to reach out to this Owner with the additional questions.
- (j) ***Request Clarification – SL 65:*** The Council reviewed a request for clarification from an Owner regarding a follow-up inspection and directed the Strata Manager to respond.
- (k) ***Report from Concierge:*** The Council reviewed a report from concierge regarding an incident between concierge and an Owner and after discussing the matter at length, directed the Strata Manager to issue a letter to the Owner.

NEW BUSINESS

1. *Approved Projects:*

- (a) ***Pro-Bel Roof Anchor Repairs:*** It was moved and seconded to approve repairs to the roof anchors and davit arms in the amount of \$11,500.00 plus taxes. **CARRIED.**
 - (b) ***Repairs to SL 11:*** RDH Engineering tendered the repairs to SL 11 and recommended an acceptable bid. It was moved and seconded to approve the bid from Final Restoration Ltd. (Change Order No. 0004) in the amount of \$12,800.00 plus GST for repairs as outlined in the request for quotation (RFQ). **CARRIED.**
 - (c) ***Repairs to Level 3 Roofs:*** It was moved and seconded to approve the RDH Engineering Change Order No. 0003 for additional repairs to level 3 roofs in the amount of \$18,780.00 plus taxes. **CARRIED.**
2. ***Repairs to SL 228:*** The Council reviewed a quotation to repair the ceiling of SL 228. An initial repair was completed by other contractors and was deemed unacceptable. It was moved and seconded to approve a quote from Cross Carpentry in the amount of \$750.00 plus GST. **CARRIED.** Once the repair is complete, the Strata Manager will issue a charge-back letter to the Owner that was responsible for the damage.
3. ***Miscellaneous Repairs:*** It was moved and seconded to approve two quotes from Cross Carpentry for miscellaneous repairs totaling \$1,075 plus GST. **CARRIED.**
4. ***Seismic Sensors:*** The Council reviewed preliminary information on seismic gas shut-off valves in the event of an earthquake and directed the Strata Manager to obtain additional

information for review and to see if there is a similar solution for shutting off the water main.

5. ***Fresh Food Deliveries to Concierge:*** The Council reviewed a request from concierge regarding fresh/ hot food deliveries. The Council wishes to remind all Residents that if they order fresh/ hot food for delivery, to ensure they are home and be responsible for their delivery. Concierge will not be responsible for these deliveries.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:40 p.m.

Next Meeting: Tuesday, July 30, 2019.

FirstService Residential BC Ltd.



Cam Carruthers
Strata Manager
Per the Owners
Strata Plan LMS 712

CC/oh

General: 604.683.8900 (24 hours emergencies)

Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com

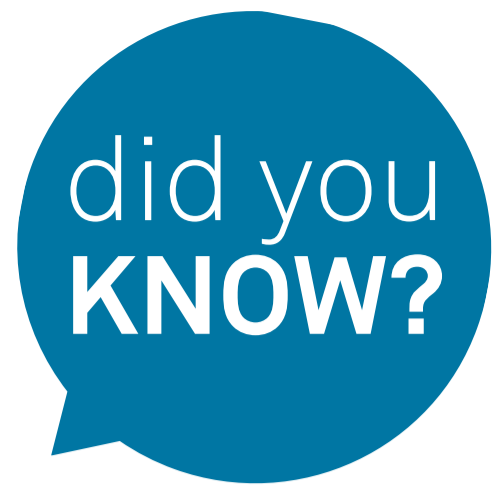
Please keep a copy of these Minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FSRConnect™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.



**FS Insurance
Brokers**

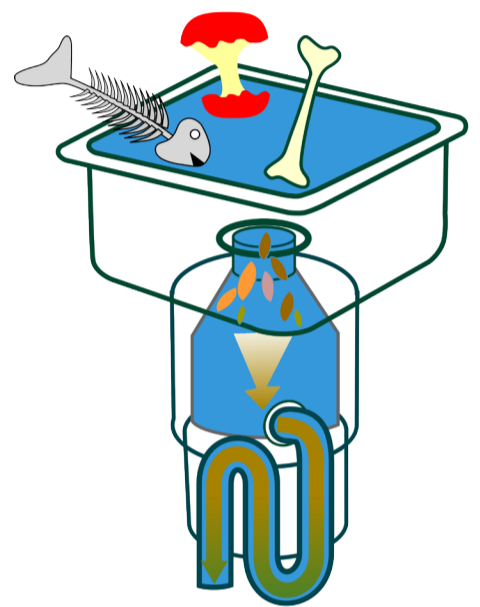


Garburator Use

If your garbage disposal is not properly operated and maintained, it can easily break down or block and clog the drains, leading to expensive plumbing and drain problems. Use the tips below to keep your garburator running smoothly, and to keep yourself safe in the process.

Do not dispose of these items in the garburator:

- ▶ Egg shells
- ▶ Celery and other stringy vegetables
- ▶ Banana peels
- ▶ Rice
- ▶ Coffee ground
- ▶ Cooking grease or oil
- ▶ Any non-food material (including plant material)
- ▶ Glass, plastic, metal or paper



Garburator maintenance and safety tips:

- ▶ Run orange or lemon peel through the garburator to help break down build-up and leave a pleasant aroma
- ▶ Clean and sharpen the blades by running ice cubes through the garburator on a monthly basis
- ▶ Always use cold water when running the garaburator, and allow it to run for 30 seconds after finishing to flush the drain lines
- ▶ Never run hot water if you accidentally pour grease into the drain; only use cold water to help solidify the grease and wash it through
- ▶ If your building has an organics waste program, take advantage of it and give your garburator a break!
- ▶ Never put an unprotected hand into the garbage disposal
- ▶ Unplug the unit before servicing or shut off the appropriate circuit breaker and always wear safety gloves to protect yourself from the blades

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