

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 29, 2024  
Via Video Conference***

<b>COUNCIL IN ATTENDANCE:</b>	Daniel Wang Bev Andrews Kitty Morgan John Thomson	President Treasurer Secretary Member
<b>REGRETS:</b>	Marco Deghani Michael Assouline Andrew DeBenedictis	Member Privacy Officer Vice-President
<b>SENIOR STRATA MANAGER:</b>	John Boschert	FirstService Residential
<b>BUILDING MANAGER:</b>	Narendra Chandra	Strata Plan LMS712

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The meeting was called to order at 4:04 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 was conducted on October 18, 2024.

The Strata Council issued correspondence in response to the hearing. The Strata Council is committed to resolving the matter to the satisfaction of all parties and prior to being able to issue a formal decision in response, legal advice will need to be obtained.

The Strata Council has reviewed the legal advice obtained and further discussion will commence to resolve the matter.

**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 October 1, 2024. **CARRIED.**

### **FINANCIAL REPORT**

1. **Review of Accounts Receivable:** The Strata Council has reviewed the report, 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 September 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:** No significant matters to report.
2. **Elevators:** The Strata Council has organized an Information Meeting with Owners to be held on **November 13, 2024, at 7:00 pm in the Ocean Tower Lobby** (1501 Howe St.) to present the project plan and funding proposal to Owners for consideration. This will be followed by a Special General Meeting during which voting on the proposed resolution will occur. Formal notification will be issued in advance of the SGM.
3. **Personnel:** No significant matters to report.
4. **Renovations – Strata Lots 40/90/207:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**
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. **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.  
  
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. Further investigation reporting and records are required to respond accordingly.
4. **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.
5. **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.

6. **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.

The Strata Council has organized an Information Meeting with Owners to be held on **November 13, 2024, at 7:00 pm in the Ocean Tower Lobby** (1501 Howe St.) to present the project plan and funding proposal to Owners for consideration. This will be followed by a Special General Meeting during which voting on the proposed resolution will occur. Formal notification will be issued in advance of the SGM.

7. **RDH Building Science – Mechanical & Electrical Review Proposal #3436.096:** To update further, the mechanical portion of this report has been completed, and the electrical system review is in progress.

8. **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.

9. **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.

10. **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 that an alternate contractor 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.

11. **Pro Bel Safety Systems – Annual Anchor Testing:** The approved scope of work has been completed, and the inspection report has been provided.

Strata Lot 255 will be notified for access once a date is scheduled to attend, as inspection at this location was unable to be completed due to personal items not being moved to facilitate to the anchors. Service costs for reinspection of the anchors at this strata lot will be charged back in accordance with the Strata Corporation bylaws.

12. **Community Fire – Annual Inspection:** The scope of work has been completed satisfactorily.

*The Strata Council and management would like to extend their appreciation to all residents.*

*The service provider was able to obtain access to 100% (first time ever) of all units to complete the in-suite inspection portion on the originally scheduled dates.*

**THANK YOU ALL!**

13. **Venting Investigation – Odor Transmission:** The approved investigation is in progress. A report on the findings will be sent for Strata Council review.

14. **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.

15. **Milani Plumbing Quote #29325-1237870 – Pool Pump:** The scope of work has been completed satisfactorily.

16. **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.

17. **Out of Reach – Exterior Envelope Service:** The approved scope of work is in progress and periodic progress update notifications have been issued to residents.

### **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 39 Re: Request for Gym Equipment Replacement.*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council will review further for consideration.

2. ***Correspondence Received Strata Lot 39 Re: Maintenance Request.*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council advised that the flooring installment to assist in noise abatement is pending scheduling to complete (see Business Arising #8) and the exterior door will be addressed for maintenance.

3. ***Correspondence Received Strata Lot 39 Re: Review EV Charging Limitations – Additional Stations.*** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.

The Strata Council will review further for consideration.

4. **Correspondence Received Strata Lot 86 Re: Report Alleged Bylaw Contravention:**  
The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications.  
  
It was moved and seconded to issue a bylaw infraction notification. **CARRIED.**
5. **Correspondence Received Strata Lot 151 Re: Request for Fee Waiver – EV Loitering Charge:** 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 fee as a one-time courtesy. **CARRIED.**
6. **Correspondence Received Strata Lot 235 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 infraction notification. **CARRIED.**
7. **Correspondence Received Strata Lot 258 Re: Mechanical Room - Water Prevention Recommendations:** The correspondence has been reviewed and Council appreciates the Resident's time to submit their communications  
  
The Strata Council will further review as to additional recommendations to mitigate water loss incidents from the mechanical room. Previously, the flooring had been sealed and drip pans installed under all equipment.

### **NEW BUSINESS**

1. **Annual Service - Global Gas Detection:** The scope of work has been completed satisfactorily.  
  
The scope of work for damper operator repairs is under review by Milani and pending quote submission for review and approval to complete.
2. **Community Fire – Quote 20241001-00054 Annual Inspection Deficiencies:** The approved scope of work is in progress pending scheduling for completion.
3. **Community Fire – Quote 20240923-00433 Annual Inspection Deficiencies Dry Valves:** The approved scope of work is in progress pending scheduling for completion.
4. **Community Fire – Quote 20241009-01089 Annual Winterization:** The approved scope of work is in progress pending scheduling for completion.
5. **Waste Management – Service Recommendations – Organics:** Recommendations submitted by the service provider have been reviewed for cost saving opportunities. Service level adjustments will be implemented in January and monitored.
6. **Phoenix Restoration File #MV-24JY348 – Common Property – Rainwater Drainage System:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

Further incident reporting and coordination for final repairs is in progress for completion.

7. **Phoenix Restoration File #MV-24JY330– Common Property – Mechanical Room:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**  
  
Further recommendations on mitigation are in progress for review.
8. **Phoenix Restoration File #MV-24JY327 – Common Property – Drainage Line:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**  
  
The scope of work has been completed satisfactorily.
9. **Security Gate Installation – Fortes One:** This agenda item is currently tabled.
10. **SWTCH Energy – EV Charging Review:** This agenda item is currently tabled.
11. **Phoenix Restoration File #MV-24JY361 – Cast Iron Drainage Line:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**  
  
Further incident reporting and coordination for final repairs is in progress for completion.
12. **Lobby Flower Proposal:** The Strata Council will review further for consideration.
13. **Dual Radial Vault Maintenance – Due October 1, 2025:** The service notification received is under review for scheduling and budgeting purposes.
14. **Special General Meeting Planning – Elevator Modernization/Life Safety System Replacement:** The Special General Meeting is proposed to be scheduled for January 30, 2025. Further notification will be issued in advance to Owners on the project scope and resolution for consideration.
15. **Annual General Meeting Planning – Budget Review:** The Annual General Meeting is proposed to be scheduled for March 5, 2025. Further notification will be issued in advance to Owners.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:40 p.m.

**Next Meeting:** November 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/sm

<p style="text-align: center;"><b><u>FSRConnect™</u></b></p> <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 style="text-align: center;"><b><u>Customer Care</u></b></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 style="text-align: center;"><b><u>Resident Support Services</u></b></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>
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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.

# 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.