



IMPORTANT INFORMATION Please have this translated

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RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

सुदुही नऱऱवऱी विरुध वऱवे विसे वेले रिम दऱ उरुंमऱ वऱवऱरि

MEMORANDUM

TO: The Owners, Strata Plan LMS712

DATE: March 21, 2025

FROM: Peter Chan, Regional Director

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on **Thursday, March 13, 2025**. Please read and retain them for future reference.

STRATA FEES:

Please be advised that strata fees have changed. The retroactive catch-up fee and the new strata fees per the attached fee schedule start on p.19.

Please review payment options on p.11.

BYLAWS AND RULES:

The Bylaws and Rules passed at this meeting will be uploaded upon registration. You can access these through your FSRConnect™ Association Documents.

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS712
888 BEACH**

***Held on Thursday, March 13, 2025
Within Lobby
1501 Howe St, Vancouver, BC***

Following registration that started at 6:30 p.m., certification of proxies and issuance of voting cards was completed.

QUORUM STATUS REPORT

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 257.42 eligible votes, 85.8 eligible votes represent quorum in this instance. At the commencement of the meeting, there were 27 eligible votes represented in person and 48.16 represented by proxy, for a total of 75.16 votes represented.

The quorum requirements had not been reached. In accordance with the Strata Plan Bylaw's 30, the meeting was adjourned for 10 minutes. At 7:10 p.m., the meeting was called to order with 27 owners in person and 48.16 owners by proxy assignment for a total of 75.16 eligible votes deemed as the legal quorum for the meeting. The quorum requirements had been achieved and the meeting proceeded.

30. Quorum of meeting

30.1 If within ten (10) minutes from the time appointed for an annual or special general meeting, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

This bylaw 0 is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting.

CALL TO ORDER

The meeting was called to order at 7:10 p.m. by Daniel Wang, Council President, who acted as Chairperson in accordance with the Strata Plan Bylaws.

FirstService Residential BC Ltd. was represented by Peter Chan, Sr. Director, Strata Operations, who assisted with facilitating the Meeting and Juliana Oliveira, Strata Manager.

APPROVAL OF RULES OF PROCEDURE

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the Rules of the meeting.

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**Minutes of the Annual General Meeting
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PROOF OF NOTICE

It was noted that the Notice of Meeting, dated February 20, 2025, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the agenda as distributed with the Notice of Meeting.

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held January 30, 2025, as previously circulated.

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

PRESIDENT'S AND TREASURER REPORT

Presidents Report – Daniel Wang

Good evening, everyone, and many thanks for taking the time to attend the 2025 Annual General Meeting for Strata Plan LMS 712.

First, I'd like to thank my Council members, who are all volunteers, and without whom the affairs of Strata could not have been handled. These colleagues are Andrew DeBenedictis, Bev Andrews, Kitty Morgan, Michael Assouline, Marco Dehghani and John Thomson. I'd also like to thank the committee members and owners who gave us their time, expertise and support, and who in the process, have made Council's job easier. These are Pat Dairon, Simon Venner, Bryan Kirk and David Golden. Many thanks to Narendra and his staff who tirelessly look after the day-to-day maintenance and upkeep of our buildings. And finally, we thank First Service Residential, John Boschert and his team for their support in matters of governance and legislation.

Before I go into the 2024 deliverables, I'd like to dwell a bit longer on this Council. As mentioned before, we are all unpaid volunteers who are passionate about our community. This Council spends countless hours every week tackling issues that never come to the light of day because these get resolved before they become crises. Their nature varies, but these are typically financial, technical, HR or legal. That's what governance and stewardship are about, and I couldn't be prouder of this group of wonderful individuals on whose support I count daily.

In 2024, the Council worked on no less than 6 large projects or initiatives.

1) The Elevator Modernization Project: Council thanks owners for supporting our resolution to update our aging elevator systems. This update includes 2 other projects that are integral to the efficiency of our elevators, namely the fire safety panels and the key fob system. Both of these were also reaching the end of their useful lives. These 3 projects have all been rolled into one larger project to save time and create less disruption to residents. As we speak, the elevator consultant, Andrew Knoll from KJA, has put the project out to tender. On March 19th, he will organize a walkthrough with all prospective bidders.

2) Building Perimeter Security: In 2024, Council started working securing our building perimeter. The work is ongoing and requires City permit to change the external appearance of our building. The plan is to make sure

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that all the architectural nooks and crannies around our complex become less attractive to all the activities that come along with the increase in homelessness that we've observed over the years: loitering, drug usage, people relieving themselves, damage to our property etc.

3) Rainwater Drains: In order to mitigate water damage caused by our rainwater drains, Council started looking into several solutions that would alleviate the problem while causing minimal disruption to owners. Council obtained several quotes and plan to review other solutions in 2025 before making a decision. The Plumbing committee also worked actively with our plumbers to monitor and replace all leaky pipes and to clear clogged drains in the building.

4) Electrification of our Bike Rooms and Bike Cage: All bike rooms and the bike cage were fitted with electrical outlets. The purpose is to encourage residents to charge their bikes downstairs and limit the risk of a battery fire happening inside of their suites if they were to bring their batteries at home to charge them.

5) Bill 22 for Electric Vehicles: The project to electrify our parkades for electric vehicles is ongoing. Council is working with RDH to assess the existing electrical capacity in our building before making recommendation to owners.

6) Building Mechanical and Electrical Assessment: In the same vein, Council is actively working with consultants to assess ways of reducing our carbon footprint – mostly caused by our gas-fired boilers. There will be a provincial mandate around this in the years to come and we need to be ready for it.

7) Insurance: In order to align our insurance renewal date with our fiscal year end of Dec 31st, the Council asked our broker to extend the current insurance policy by 6 months. Instead of renewing it in June 2025, our existing policy will now be renewed on Dec 31st, 2025. This will allow Council to budget for the insurance premium more accurately. All future policies will be renewed on Dec 31st.

8) Social Committee: On a lighter note, I'd like to highlight the success of the various social events that were organized during the year by the Social Committee. Frances Maddin and Anita Wilson volunteered for that job and set up no less than 3 events last year. These were the perfect venue for owners to get to know each other and to grow as a community. I'd venture to say that we would like to see more of these for 2025!

Each of these projects requires Council or committee members to meet, assess, discuss and come up with a decision. These also require many hours spent in meetings or reading reports. I therefore reiterate my usual call to owners to volunteer some of your time to help us maintain this wonderful community that we all call home.

And this concludes my report.

Daniel Wang, President LMS 712

Special Acknowledgement for Years of Service – delivered by Daniel Wang

As I said before, being a Council member is rewarding but also hard work. All members of this Council knew this when they signed up for the job but still, they remain because they truly care for our community.

One of these members has been with us for over 20 years. She has succeeded 3 Council presidents and has been a steady hand in all major Council decisions. She is fair-minded, thinks like a tactician and has a knack for seeing through problems with uncanny clarity. She is also the one who sets our annual strata fees with an eye on balancing the budget while being kind on owners' pocketbooks. You guessed it. I'm talking about Bev

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Andrews, our beloved treasurer. Bev is leaving her Council position today after many years of impeccable service. She is not leaving us altogether though. She will continue assisting our new treasurer on the finance committee.

When I asked Bev what she plans to do with all her free time, she told me she wanted to do more travel.

Bev, on behalf of Council and owners present, I wish you plenty of happy journeys and vacations, and we thank you for your yearslong contribution to 888 Beach.

Treasurer Report: Budget Commentary – Bev Andrews

Strata Fees

Strata council is recommending a 3.95% increase to the strata fees in 2025. We are carrying forward \$100,000 of the Owners' Equity in order to keep the strata fee increase at this level as the owners will also be paying the \$4.4 million special levy for the Elevator Modernization Project during the period March 1, 2025, to February 1, 2026. Owners' Equity has built up gradually over the years.

Explanation of the Operating Fund Budget Amounts Related to Strata Fees

The numbers in the far-right column on the 2025 Budget correspond to the numbered comments below.

1. **CRF Fund Contribution** – A total of \$360,000 is being added to the Contingency Reserve Fund.
2. **Total Strata Fees** – The total strata fees including the CRF contribution of \$360,000 will result in a 3.95% increase in monthly strata fees.
3. **Insurance** – The actual premium for the eighteen-month period June 9, 2024, to December 9, 2025, period was \$561,788. This premium is expensed over the eighteen months of the policy and the amount applicable to the 2025 budget is \$375,000.
4. **Engineering** – The budget includes investigative fees paid to RDH to follow up on issues reported by owners that are not related to large projects. There is also an amount set up for fees paid to Williams Engineering related to the unauthorized alterations of limited common property by one owner.
5. **Legal** – The budget of \$50,000 is mainly related to the fees and costs incurred as the strata continues to deal with issues related to the unauthorized alterations of limited common property.
6. **Management Fees** – There will be a 3.5% increase in the 2025 management fees charged by FirstService Residential. There is also an estimate set up for additional fees that FirstService Residential will charge the strata for extra services related to the Elevator Modernization Project.
7. **Employee Benefits** – The budget is primarily for the cost of the ManuLife benefits available to full-time employees. Other benefits such as the employer's share of Canada Pension Plan and Employment Insurance and the WorkSafe BC premiums are recorded in the applicable salary accounts for the staff.
8. **Cleaning & Janitorial** – This account includes the strata's janitorial employee plus contract cleaning provided 7 days a week including extended hours on weekdays by Just George.
9. **Concierge** – The budget is based on the assumption that all concierge staff will be available for work for all their shifts in 2025 and not on sick leave or unpaid leaves of absence. This category should be reviewed together with the Concierge Relief budget in #10 below because the Strata's Concierge staff do not always work their full shifts as planned.

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10. **Concierge Relief (Security)** – Refer to the comment in #9 above. Security services are used for specific weekend shifts not covered by concierge staff and for coverage of the concierge staff’s vacation, sick days and leaves of absence. Security services also cover shifts of staff who resign until a replacement concierge employee is hired.
11. **Utilities**
 - a. The 2025 budget for electricity is based on actual costs for 2024.
 - b. The actual payments for Gas in 2024 were lower than for the same period in 2023. The 2025 budget is based on the actual costs for 2024 plus a 17% rate increase announced by Fortis.
 - c. The Garbage and Recycling budget includes the monthly contract amount paid to the waste removal contractor, fees paid for scenting in the organic waste and other garbage rooms, fees paid to the City of Vancouver and the semi-annual junk removal.
 - d. The actual payments for Water & Sewer in 2024 were \$66,000 or 38% higher than in 2023. The strata council investigated the reason for the increase with the City of Vancouver and learned that the strata has two water meters, one of which is not functioning as it should. There is likely a leak somewhere in the complex. Strata council will work with Milani and the City of Vancouver to determine the area of the leak. The 2025 budget is based on 2024 actual payments plus an increase for sewer rates proposed by the City of Vancouver.
12. **Landscaping Interior** – The budget includes the contract with Ambius to maintain the indoor plants plus the costs of the floral arrangements for the concierge desk.
13. **Landscaping Exterior**
 - a. The strata will continue to use Para Space as the contractor in 2025 for the grounds work, the maintenance of the large flowerpots and planters on the townhouse roofs and repairs to the irrigation system. The estimated cost for all services is \$56,500.
 - b. There is a \$7,500 allowance for additional work to be carried out on the boulevards.
 - c. Due to City of Vancouver regulations, the strata must obtain a Water Feature Permit for the pond. The strata also engages a contractor to maintain the pond to comply with health regulations. The estimated cost for these items is \$11,000.
14. **Repairs and Maintenance** – The \$420,000 budget includes routine repairs and replacements and services such as dryer duct cleaning, garbage chute cleaning, parkade gate repairs and replacements, security system repairs, carpet cleaning, some leak repairs, signage, drain cleaning, pest control, snow removal and salting, repairs to suites and common areas, infrared scans and the parkade washing that was deferred in 2024 at the request of some owners.
15. **Painting** – The budget is for routine touch up painting throughout the complex during the year plus some specific projects that have been identified for 2025.
16. **Boiler & Mechanical Repairs and Maintenance** – This budget is for the quarterly review work done by Milani and the cost of the annual boiler permits. Refer to #18 Mechanical Improvements for major mechanical repairs.

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17. **Elevators** – The routine expenses in this account are for monthly servicing of the elevators by ThyssenKrupp, brake tests, permit fees and telephones. When the Elevator Modernization contract is awarded to a company as a result of the tender process, the monthly maintenance on all elevators will be assumed by the winning company. There may be a few months later in 2025 where the maintenance fee is no longer payable.
18. **Mechanical Improvements** – The \$280,000 budget includes provision for the replacement of the hot water boilers in Beach, Ocean and Garden Towers. The boiler for Beach Tower is currently on order and the quotes for the Ocean and Garden Tower boilers will be reviewed by the council in March 2025.
19. **Fire Equipment Repairs & Maintenance** – The budget provides for the annual fire safety inspection, the necessary repairs identified during the 2025 inspection and other repairs during the year.
20. **Window Cleaning** – The budget provides for the windows and non-accessible glass to be cleaned three times in 2025 using a different contractor than was used in 2024. The budget also includes an amount for the maintenance, repairs and cleaning of the glass overhangs on the towers which should be serviced annually to ensure the drains do not clog and that they are washed correctly.
21. **Rec Centre – Repairs & Maintenance** – The budget provides for the replacement of small items in the gym. It also includes the swimming pool maintenance service provided by Imperial Paddock Pools 7 days per week plus the cost of supplies for the pool and repairs to equipment in the gym.

Capital Improvement Fund (formerly Structural Fund)

\$300,000 will be transferred from the Contingency Reserve Fund to the Capital Improvement Fund (formerly Structural Fund) balance forward and will be used to pay for:

- The 2025 IGU (foggy window) replacements in the residential units
- The replacement of IGU's in commercial unit and the lobbies
- A report on the Electrical Systems in the complex with a view to future upgrades that will be more environmentally friendly
- An electrical planning report or other studies necessary to comply with the government's proposed legislation related to the requirement to provide infrastructure to allow owners to install individual chargers for electrical vehicles in their parking stalls.
- Roof drain cleaning
- Major repairs as required to deal with water ingress situations reported by owners, for security measures and for interior refurbishments

On advice from FirstService Residential, the \$300,000 is included in the Reserve-Contingency Fund amount of \$360,000 identified in item 1 above. At the AGM, the owners will vote on a special resolution to transfer the balance in the Structural Fund to the new Capital Improvement Fund.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “A”
RATIFICATION OF RULES**

It was moved and seconded to bring the proposed resolution to the floor for discussion. The Majority Vote Resolution – Ratification of Rules reads as follows:

WHEREAS: pursuant to Section 125 of *Strata Property Act* [S.B.C. 1998], Rules can be created or amended by council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a resolution passed by a majority vote (a) at that Annual General Meeting, or (b) at a special general meeting held before that Annual General Meeting;

WHEREAS: since the last Annual General Meeting Council amended the Rules for the building, and would now like the owners to approve them as contemplated by Section 125 of the *Strata Property Act* [S.B.C. 1998];

BE IT RESOLVED by a Majority Vote Resolution that The Owners, Strata Plan LMS712, in person or by proxy at this General Meeting ratify or approve at this general meeting the following Rules:

ELECTRIC VEHICLE CHARGING

1. Charging of electric vehicles at charging stations will be at the rate of \$1.50 per hour for the maximum permitted time as established by these rules.
2. In order to ensure the availability of EV chargers for all residents, a rate of \$2.00 per minute to a maximum penalty of \$100.00, will be charged once the maximum permitted time has been exceeded. To prevent accidental overstay due to digital failure, vehicle owners should set their own alarms rather than rely on reminder messages from the charging station.
3. The maximum time of charging is limited to one 4-hour session in a 12-hour period. A minimum of 8 hours from a previous charging session must elapse before an electric vehicle may be charged further.

BICYCLE & SCOOTER REGISTRATION

1. All bicycles, tricycles, and scooters stored by residents anywhere on the property must display the most recent LMS712 identification tag. A bicycle, tricycle, or scooter not bearing such a tag will be subject to removal.
2. In order to obtain an ID tag, residents must submit the online registration form. The URL for this form is available from the concierge.
3. The resident will be contacted within several days to pick up the ID tag from the concierge desk, along with directions for applying the tag.
4. From time to time, notice will be issued for all residents to renew their bicycle, tricycle, or scooter registration and to apply new ID tags.
5. As a fire protection measure, electronic active transport vehicles and devices (bicycles, tricycles, scooters, and other similar personal vehicles) and/or their batteries must be recharged using the electrical outlets in the bicycle storage areas. They are not to be charged in residential areas of the building.
6. Any such device plugged into an outlet in a bicycle room or anywhere in the parkade must be labeled with owner information.

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7. Once fully charged, such devices and/or their batteries must be promptly unplugged.

MISCELLANEOUS FEES & COSTS

1. Common Area keys are priced at \$7.00 each.
2. Locker Room keys are priced at \$30.00 each
3. Bicycle Room keys are priced at \$7.00 each
4. Elevator keys are priced at \$50.00 each
5. Replacement window handles are available from the Building Manager at a cost of \$50.00 each.

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.

PACKAGE DELIVERIES

1. Concierge staff accept package deliveries for residents as a courtesy. When notified of a delivered package, residents should collect the item promptly or arrange for another resident to pick it up on their behalf. Failure to do so may result in Concierge staff refusing to accept packages on behalf of the offending resident. Staff are not expected to and are under no obligation to deliver packages to individual units.
2. In order to ensure WorkSafe compliance and in recognition of our limited storage space, residents ordering large, heavy, or awkward items must arrange for delivery directly to their unit or accept the delivery in person at the door of the building. These include, not exclusively, appliances, large or heavy boxes, soiled or clean laundry, fast food or perishable food delivery, and any item that requires special handling or cannot be easily stored in the package room. Concierge staff are instructed not to accept delivery of such items.

After some discussion, an amendment was proposed to have the Package Deliveries clause #2 removed. A vote was then taken with results as follows:

8 IN FAVOUR, 67.16 OPPOSED, 0 ABSTAINED. **DEFEATED.**

After some discussion, the vote was called. The results were as follows:

74.16 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. **CARRIED.**

REPORT ON INSURANCE

This important report on insurance was discussed in detail with owners and strata council. The strata manager on behalf of the chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation, including the strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with **BFL Canada** and is insured for a replacement value of **\$177,849,000.00** based on information contained in the insurance appraisal performed by **Normac**.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most strata insurance policies include additional living expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “B”
BUDGET**

Owners were referred to the proposed 2025 operating budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

IMPORTANT FEE CHANGE

Please be advised that the strata fees have changed. The retroactive catch up/down fee and the new strata fee is per the attached fee schedule. The changed fees will commence April 1, 2025. If you are using ClickPay (automatic withdrawal), no action is required.

PAYMENT OPTIONS:

1. **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.



2. **Owners Who Pay By Online Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any catch up payment if necessary, as per the attached fee schedule. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

3. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan LMS712, as well as any retroactive payment if necessary, as per the attached fee schedule. Please include your strata plan and unit number on the subject line.

If you have any questions regarding your account, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "C"
CAPITAL IMPROVEMENT FUND**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "C" reads as follows:

PREAMBLE: The Capital Improvement Fund ("CIF") is to be used for non-annual repair, maintenance and replacement of common property, common facilities and other assets. It also includes the fees paid to consultants, engineers and other experts who provide planning, oversight and expertise to complete the projects reported in the "CIF". The "CIF" will be initially funded by the existing Structural Reserve Fund and will be further funded by an annual appropriation that may be made to the "CIF" from the Contingency Reserve Fund. – Investment income generated by the "CIF" is to be retained in the "CIF". Expenses may be charged to the "CIF" if approved by a special resolution passed by a majority vote.

WHEREAS The Owners, Strata Plan LMS712, pursuant to section 96 of the *Strata Property Act*, wish to conduct repairs to and cleaning of the roof drain systems, replacement of the failed IGU's (Insulated Glass Units), obtain advice and reports for Mechanical and Electrical System upgrades and Electric Vehicle (EV) charging capability in individual parking stalls and general major repairs as identified in the buildings and grounds located at 1501 Howe Street, 888 Beach Avenue and 1500 Hornby Street, Vancouver BC;

AND WHEREAS the *Strata Property Act of B.C.*, Section 96 permits a Contingency Reserve Fund expenditure approved first by a majority vote at an Annual or Special General Meeting if the repair, maintenance or replacement as recommended in the most current depreciation report for common property, common assets or the portions of a Strata lot for which the Strata Corporation has taken responsibility under section 72(3);

AND WHEREAS, the Depreciation Report dated July 5, 2023, identifies the repairs to and cleaning of the roof drain systems, replacement of the failed IGU's (Insulated Glass Units), obtain advice and reports for Mechanical and Electrical System upgrades and Electric Vehicle (EV) charging capability in individual parking stalls and general major repairs as identified in the buildings and grounds located at 1501 Howe Street, 888 Beach Avenue and 1500 Hornby Street, Vancouver BC, as such expenditure for repair, maintenance, or replacement.

AND WHEREAS The Owners, Strata Plan LMS712 has an existing Structural Reserve Fund with a balance of approximately \$1,262,912.32 funded previously by budget and CRF allocations;

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS712 (the "Strata Corporation"), in person or by proxy at the General Meeting approve to spend under a Capital Improvement Fund \$1,562,912.32 (one-million five-hundred sixty-two thousand nine-hundred twelve dollars and 32 cents) for the purpose of cleaning of the roof drain systems, replacement of the failed IGU's (Insulated Glass Units), obtain advice and reports for Mechanical and Electrical System upgrades and Electric Vehicle (EV) charging capability in individual parking stalls and general major repairs as deemed necessary for the maintenance of Strata Corporation assets, such expenditure as:

- (a) transfer from and close the Structural Reserve Fund of approximately \$1,262,912.32 and
- (b) transfer from the Contingency Reserve Fund in the amount of \$300,000.

After some discussion, the vote was called. The results were as follows:

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
OF THE RESIDENTIAL STRATA LOT OWNERS
AMEND BYLAW 48 AND 50
CHARGING OF E-MOBILITY DEVICES INCLUDING BATTERIES**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

PREAMBLE: Batteries used in e-mobility devices have in certain limited circumstances overheated and caused fires. Should such a fire ever occur, the parkade is the best area to limit damage to property and harm to other occupants of the building. There are now adequate outlets in place to charge these devices. This Bylaw will apply to any rechargeable e-mobility devices, whether with integral or removeable batteries.

BE IT RESOLVED by a 3/4 vote of the Owners of the residential strata lots of The Owners, Strata Plan LMS712 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's Bylaws be amended as follows:

(a) The following be added as Bylaw 48.9(d):

48. Miscellaneous

48.9 *A resident or visitor must not use common property electrical outlets, with the exception of the following:*

(d) *the shared electrical outlets in the basement bicycle storage rooms while charging an E-Mobility Device, in accordance with bylaw 50A.*

(b) the following be added as bylaw 50A, inclusive of the heading, to follow bylaw 50.2:

50A. E-Mobility Devices and Battery Charging

50A.1. *For the purposes of this bylaw 50A, an "**E-Mobility Device**" means a transportation or recreational device, including but not limited to an electric bicycle, electric pedal assisted bicycle, motorized or electric scooter, skateboard, hoverboard, tricycle or unicycle, that includes and is powered in whole or in part by a lithium-ion battery, including associated wires and charging equipment.*

50A.2 *A resident or visitor of a residential or non-residential strata lot must not charge an E-Mobility Device anywhere within Strata Plan LMS 712 except in bicycle storage areas using the shared electrical outlets.*

50A.3 *A resident or visitor who charges an E-Mobility Device in accordance with bylaw 50A.2 must promptly disconnect such E-Mobility Device from the electrical outlet once it is fully charged.*

50A.4 *Any such device plugged into an outlet must be labeled with the associated suite or townhouse number.*

After some discussion, the vote was called. The results were as follows:

73 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D2"
OF THE NON-RESIDENTIAL STRATA LOT OWNERS
AMEND BYLAW 48 AND 50
CHARGING OF E-MOBILITY DEVICES INCLUDING BATTERIES**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D2" reads as follows:

PREAMBLE: Batteries used in e-mobility devices have in certain limited circumstances overheated and caused fires. Should such a fire ever occur, the parkade is the best area to limit damage to property and harm to other occupants of the building. There are now adequate outlets in place to charge these devices. This Bylaw will apply to any rechargeable e-mobility devices, whether with integral or removeable batteries.

BE IT RESOLVED by a 3/4 vote of the Owners of the non-residential strata lots of The Owners, Strata Plan LMS712 (the "**Strata Corporation**") pursuant to section 128(1) of the *Strata Property Act* that the Strata Corporation's Bylaws be amended as follows:

(a) The following be added as Bylaw 48.9(d):

48. Miscellaneous

48.9 *A resident or visitor must not use common property electrical outlets, with the exception of the following:*

(d) *the shared electrical outlets in the basement bicycle storage rooms while charging an E-Mobility Device, in accordance with bylaw 50A.*

(b) the following be added as bylaw 50A, inclusive of the heading, to follow bylaw 50.2:

50A. E-Mobility Devices and Battery Charging

50A.1. *For the purposes of this bylaw 50A, an "**E-Mobility Device**" means a transportation or recreational device, including but not limited to an electric bicycle, electric pedal assisted bicycle, motorized or electric scooter, skateboard, hoverboard, tricycle or unicycle, that includes and is powered in whole or in part by a lithium-ion battery, including associated wires and charging equipment.*

50A.2 *A resident or visitor of a residential or non-residential strata lot must not charge an E-Mobility Device anywhere within Strata Plan LMS 712 except in bicycle storage areas using the shared electrical outlets.*

50A.3 *A resident or visitor who charges an E-Mobility Device in accordance with bylaw 50A.2 must promptly disconnect such E-Mobility Device from the electrical outlet once it is fully charged.*

50A.4 *Any such device plugged into an outlet must be labeled with the associated suite or townhouse number.*

After some discussion, the vote was called. The results were as follows:

1.16 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
INSTALLATION OF SECURED DOORS AND
SIGNIFICANT CHANGE IN USE AND/OR APPEARANCE OF COMMON PROPERTY

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

BE IT RESOLVED by a 3/4 vote of The Owners, Strata Plan LMS712 (the "**Strata Corporation**") that pursuant to section 71 of the *Strata Property Act* (the "**Act**"), the significant change in the use and/or appearance of the common property consisting of the installation of 4 secured doors in the following locations be approved: Howe Street exit stairwell, north side Beach Avenue exit stairwell and the exit next to the generator (collectively the "New Secured Door Installations"), as an expenditure from the operating budget.

After some discussion, the vote was called. The results were as follows:

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL:

The Strata Manager on behalf of the Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council with thanks and appreciation from all Owners:

- John Thomson
- Michael Assouline
- Andrew DeBenedictis
- Marco Dehghani
- Daniel Wang
- Kitty Morgan
- David Golden

In order to be elected onto Council, each nominee must obtain at least a majority vote of Owners.

It was moved and seconded to elect the Council as a slate. The vote was taken, and the results are as follows:

ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

The voting to elect your new Strata Council then took place. The following Owners will make up your LMS712 Strata Council as declared elected by achieving a majority vote:

- John Thomson
- Michael Assouline
- Andrew DeBenedictis
- Marco Dehghani
- Daniel Wang
- Kitty Morgan
- David Golden

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Thursday, March 13, 2025**

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:23 p.m. **CARRIED.**

FirstService Residential BC Ltd.

John Boschert
Senior Strata Manager
Per the Owners
Strata Plan LMS712

JB/am

Enclosure

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

**V0712 LMS0712 - 888 Beach
Approved Annual Budget
Jan 01, 2025 to Dec 31, 2025**

<u>Account</u>	<u>Description</u>	<u>Approved 2025 Budget \$</u>
OPERATING FUND		
ASSESSMENTS		
40000	Operating Fund Contribution	2,715,700
40030	Contingency Fund Contribution	360,000
TOTAL ASSESSMENTS		3,075,700
OTHER REVENUE		
42340	Miscellaneous Income	12,000
43000	Bylaw / Late Payment Fine	8,000
44130	Interest Income	10,000
TOTAL OTHER REVENUE		30,000
TOTAL REVENUE		3,105,700
EXPENSES		
ADMINISTRATIVE		
50000	Administration	11,000
52105	Printing / Stationery	14,000
TOTAL ADMINISTRATIVE		25,000
INSURANCE & TAXES		
53000	Insurance	375,000
TOTAL INSURANCE & TAXES		375,000
PROFESSIONAL FEES		
55065	Accounting / Audit / Tax Filing	9,400
55185	Engineering Services	40,000
55235	Legal Fees	50,000
55570	Management Fees	82,000
TOTAL PROFESSIONAL FEES		181,400
SALARIES & BENEFITS		
57105	Employee Benefits	22,000
58070	Building Manager Payroll	88,000
58102	Cleaning Janitorial Payroll	156,000
58152	Concierge Payroll	222,500
58610	Concierge Relief (Security)	65,000
TOTAL SALARIES & BENEFITS		553,500
UTILITIES		
59000	Electricity	105,000
59300	Gas	175,000
59740	Garbage and Recycling	69,000

**V0712 LMS0712 - 888 Beach
Approved Annual Budget
Jan 01, 2025 to Dec 31, 2025**

<u>Account</u> <u>Description</u>	<u>Approved 2025 Budget \$</u>
59800 Water Sewer	260,000
TOTAL UTILITIES	609,000
BUILDING & GROUNDS	
61955 Landscaping Interior	11,500
61960 Landscaping Exterior	75,000
TOTAL BUILDING & GROUNDS	86,500
MAINTENANCE & REPAIRS	
64115 Repair Maintenance	420,000
65415 Painting	32,000
65835 Boiler RM	20,300
65915 Elevator RM	94,000
66100 Mechanical Improvement	280,000
66690 Fire Equipment RM	52,000
67255 Supplies	14,000
67810 Window Cleaning	70,000
TOTAL MAINTENANCE & REPAIRS	982,300
RECREATION CENTER	
73826 Recreation Facilities / Amenity - Furnitu	0
73852 Recreation Center RM	33,000
TOTAL REC CENTER OPERATIONS	33,000
OTHER EXPENSES	
76000 Contingency	360,000
TOTAL OTHER EXPENSE	360,000
TOTAL OPERATING EXPENSES	3,205,700
NET OPERATING INCOME/(LOSS)	(100,000)
OPENING BALANCE	
30400 Operating Fund - Opening Balance	407,206
ENDING OPERATING FUND BALANCE	307,206

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2025 to December 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/25 \$
1	T02 - 1500 Hornby Street	2,142	1,526.68	202.38	1,729.06	1,663.40	196.98
2	T03 - 1500 Hornby Street	2,133	1,520.26	201.53	1,721.79	1,656.41	196.14
3	T04 - 1500 Hornby Street	2,173	1,548.77	205.31	1,754.08	1,687.47	199.83
4	T05 - 1501 Howe Street	1,844	1,314.29	174.22	1,488.51	1,431.98	169.59
5	T06 - 1501 Howe Street	1,804	1,285.77	170.45	1,456.22	1,400.92	165.90
6	T07 - 1501 Howe Street	1,804	1,285.77	170.45	1,456.22	1,400.92	165.90
7	T08 - 1501 Howe Street	1,804	1,285.77	170.45	1,456.22	1,400.92	165.90
8	T09 - 1501 Howe Street	1,804	1,285.77	170.45	1,456.22	1,400.92	165.90
9	T10 - 1501 Howe Street	1,804	1,285.77	170.45	1,456.22	1,400.92	165.90
10	T11 - 1501 Howe Street	1,804	1,285.77	170.45	1,456.22	1,400.92	165.90
11	T12 - 1501 Howe Street	2,054	1,463.95	194.07	1,658.02	1,595.06	188.88
12	T13 - 1501 Howe Street	2,147	1,530.24	202.85	1,733.09	1,667.28	197.43
13	TH14 - 1501 Howe Street	2,028	1,445.43	191.61	1,637.04	1,574.87	186.51
14	T15 - 1501 Howe Street	1,474	1,050.57	139.27	1,189.84	1,144.65	135.57
15	T16 - 1501 Howe Street	1,477	1,052.71	139.55	1,192.26	1,146.98	135.84
16	C4 - 888 Beach Avenue	694	494.64	65.57	560.21	538.93	63.84
17	T01 - 1500 Hornby Street	1,639	1,168.17	154.86	1,323.03	1,272.79	150.72
18	301 - 1501 Howe Street	1,217	867.40	114.98	982.38	945.08	111.90
19	302 - 1501 Howe Street	1,172	835.33	110.73	946.06	910.13	107.79
20	303 - 1501 Howe Street	1,161	827.49	109.69	937.18	901.59	106.77
21	T17 - 1501 Howe Street	839	597.99	79.27	677.26	651.54	77.16
22	T18 - 1501 Howe Street	807	575.17	76.25	651.42	626.69	74.19
23	T19 - 1501 Howe Street	1,549	1,104.03	146.35	1,250.38	1,202.90	142.44
24	T20 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
25	T21 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
26	T22 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
27	T23 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
28	T24 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
29	T25 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
30	T26 - 888 Beach Avenue	1,005	716.30	94.95	811.25	780.45	92.40
31	C1 - 1500 Hornby Street	765	545.24	72.28	617.52	594.07	70.35
32	C2 - 888 Beach Avenue	798	568.76	75.40	644.16	619.70	73.38
33	C3 - 1501 Howe Street	737	525.29	69.63	594.92	572.33	67.77
34	401 - 1501 Howe Street	1,502	1,070.53	141.91	1,212.44	1,166.40	138.12
35	402 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
36	403 - 1501 Howe Street	962	685.65	90.89	776.54	747.05	88.47
37	404 - 1501 Howe Street	1,053	750.51	99.49	850.00	817.72	96.84
38	405 - 1501 Howe Street	1,571	1,119.71	148.43	1,268.14	1,219.98	144.48
39	408 - 1500 Hornby Street	942	671.40	89.00	760.40	731.52	86.64
40	409 - 1500 Hornby Street	1,024	729.84	96.75	826.59	795.20	94.17
41	407 - 1500 Hornby Street	683	486.80	64.53	551.33	530.39	62.82
42	406 - 1500 Hornby Street	714	508.89	67.46	576.35	554.47	65.64
43	501 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
44	502 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
45	503 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
46	504 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
47	516 - 888 Beach Avenue	1,075	766.19	101.57	867.76	834.81	98.85
48	515 - 888 Beach Avenue	945	673.53	89.29	762.82	733.85	86.91
49	514 - 888 Beach Avenue	896	638.61	84.66	723.27	695.80	82.41
50	513 - 888 Beach Avenue	896	638.61	84.66	723.27	695.80	82.41
51	512 - 888 Beach Avenue	896	638.61	84.66	723.27	695.80	82.41
52	508 - 1500 Hornby Street	942	671.40	89.00	760.40	731.52	86.64
53	509 - 1500 Hornby Street	1,026	731.26	96.94	828.20	796.75	94.35
54	510 - 1500 Hornby Street	680	484.66	64.25	548.91	528.06	62.55

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2025 to December 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/25 \$
55	511 - 1500 Hornby Street	713	508.18	67.37	575.55	553.69	65.58
56	505 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
57	506 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
58	507 - 1500 Hornby Street	903	643.60	85.32	728.92	701.24	83.04
59	601 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
60	602 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
61	603 - 1501 Howe Street	1,053	750.51	99.49	850.00	817.72	96.84
62	604 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
63	616 - 888 Beach Avenue	1,073	764.76	101.38	866.14	833.25	98.67
64	615 - 888 Beach Avenue	945	673.53	89.29	762.82	733.85	86.91
65	614 - 888 Beach Avenue	896	638.61	84.66	723.27	695.80	82.41
66	613 - 888 Beach Avenue	896	638.61	84.66	723.27	695.80	82.41
67	612 - 888 Beach Avenue	896	638.61	84.66	723.27	695.80	82.41
68	608 - 1500 Hornby Street	943	672.11	89.10	761.21	732.30	86.73
69	609 - 1500 Hornby Street	1,024	729.84	96.75	826.59	795.20	94.17
70	610 - 1500 Hornby Street	684	487.51	64.63	552.14	531.17	62.91
71	611 - 1500 Hornby Street	716	510.32	67.65	577.97	556.02	65.85
72	605 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
73	606 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
74	607 - 1500 Hornby Street	904	644.31	85.41	729.72	702.01	83.13
75	701 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
76	702 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
77	703 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
78	704 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
79	712 - 888 Beach Avenue	1,016	724.14	95.99	820.13	788.99	93.42
80	711 - 888 Beach Avenue	1,200	855.28	113.38	968.66	931.88	110.34
81	708 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
82	709 - 1500 Hornby Street	992	707.03	93.73	800.76	770.35	91.23
83	710 - 1500 Hornby Street	1,125	801.83	106.29	908.12	873.63	103.47
84	705 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
85	706 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
86	707 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
87	801 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
88	802 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
89	803 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
90	804 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
91	811 - 888 Beach Avenue	2,802	1,997.08	264.74	2,261.82	2,175.93	257.67
92	808 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
93	809 - 1500 Hornby Street	992	707.03	93.73	800.76	770.35	91.23
94	810 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
95	805 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
96	806 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
97	807 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
98	901 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
99	902 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
100	903 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
101	904 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
102	908 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
103	909 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
104	910 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
105	905 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
106	906 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
107	907 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
108	1001 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2025 to December 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/25 \$
109	1002 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
110	1003 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
111	1004 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
112	1008 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
113	1009 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
114	1010 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
115	1005 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
116	1006 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
117	1007 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
118	1101 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
119	1102 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
120	1103 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
121	1104 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
122	1108 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
123	1109 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
124	1110 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
125	1105 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
126	1106 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
127	1107 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
128	1201 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
129	1202 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
130	1203 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
131	1204 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
132	1208 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
133	1209 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
134	1210 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
135	1205 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
136	1206 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
137	1207 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
138	1301 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
139	1302 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
140	1303 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
141	1304 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
142	1308 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
143	1309 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
144	1310 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
145	1305 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
146	1306 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
147	1307 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
148	1401 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
149	1402 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
150	1403 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
151	1404 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
152	1408 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
153	1409 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
154	1410 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
155	1405 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
156	1406 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
157	1407 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
158	1501 - 1501 Howe Street	1,505	1,072.66	142.20	1,214.86	1,168.73	138.39
159	1502 - 1501 Howe Street	1,503	1,071.24	142.01	1,213.25	1,167.17	138.24
160	1503 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
161	1504 - 1501 Howe Street	1,055	751.93	99.68	851.61	819.27	97.02
162	1508 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2025 to December 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/25 \$
163	1509 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
164	1510 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
165	1505 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
166	1506 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
167	1507 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
168	1601 - 1501 Howe Street	2,207	1,573.01	208.52	1,781.53	1,713.87	202.98
169	1602 - 1501 Howe Street	2,215	1,578.71	209.28	1,787.99	1,720.09	203.70
170	1608 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
171	1609 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
172	1610 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
173	1605 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
174	1606 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
175	1607 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
176	1701 - 1501 Howe Street	2,207	1,573.01	208.52	1,781.53	1,713.87	202.98
177	1702 - 1501 Howe Street	2,215	1,578.71	209.28	1,787.99	1,720.09	203.70
178	1708 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
179	1709 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
180	1710 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
181	1705 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
182	1706 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
183	1707 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
184	1801 - 1501 Howe Street	1,736	1,237.31	164.02	1,401.33	1,348.11	159.66
185	1802 - 1501 Howe Street	1,745	1,243.72	164.87	1,408.59	1,355.10	160.47
186	1808 - 1500 Hornby Street	972	692.77	91.84	784.61	754.82	89.37
187	1809 - 1500 Hornby Street	990	705.60	93.54	799.14	768.80	91.02
188	1810 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
189	1805 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
190	1806 - 1500 Hornby Street	1,173	836.04	110.83	946.87	910.91	107.88
191	1807 - 1500 Hornby Street	1,126	802.54	106.39	908.93	874.41	103.56
192	1902 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10
193	1903 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
194	1904 - 1500 Hornby Street	936	667.12	88.44	755.56	726.86	86.10
195	1905 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
196	1906 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
197	1901 - 1500 Hornby Street	936	667.12	88.44	755.56	726.86	86.10
198	2002 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10
199	2003 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
200	2004 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
201	2005 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
202	2006 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
203	2001 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
204	2102 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10
205	2103 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
206	2104 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
207	2105 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
208	2106 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
209	2101 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
210	2202 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10
211	2203 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
212	2204 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
213	2205 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
214	2206 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
215	2201 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
216	2302 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10

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Approved Strata Fee Schedule
January 01, 2025 to December 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/25 \$
217	2303 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
218	2304 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
219	2305 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
220	2306 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
221	2301 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
222	2402 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10
223	2403 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
224	2404 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
225	2405 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
226	2406 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
227	2401 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
228	2502 - 1500 Hornby Street	969	690.64	91.55	782.19	752.49	89.10
229	2503 - 1500 Hornby Street	989	704.90	93.44	798.34	768.02	90.96
230	2504 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
231	2505 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
232	2506 - 1500 Hornby Street	1,177	838.88	111.21	950.09	914.01	108.24
233	2501 - 1500 Hornby Street	937	667.83	88.53	756.36	727.64	86.16
234	2603 - 1500 Hornby Street	1,221	870.25	115.36	985.61	948.18	112.29
235	2604 - 1500 Hornby Street	1,238	882.36	116.97	999.33	961.38	113.85
236	2601 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
237	2602 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
238	2703 - 1500 Hornby Street	1,221	870.25	115.36	985.61	948.18	112.29
239	2704 - 1500 Hornby Street	1,238	882.36	116.97	999.33	961.38	113.85
240	2701 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
241	2702 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
242	2803 - 1500 Hornby Street	1,221	870.25	115.36	985.61	948.18	112.29
243	2804 - 1500 Hornby Street	1,238	882.36	116.97	999.33	961.38	113.85
244	2801 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
245	2802 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
246	2903 - 1500 Hornby Street	1,221	870.25	115.36	985.61	948.18	112.29
247	2904 - 1500 Hornby Street	1,238	882.36	116.97	999.33	961.38	113.85
248	2901 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
249	2902 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
250	3003 - 1500 Hornby Street	1,292	920.85	122.07	1,042.92	1,003.32	118.80
251	3004 - 1500 Hornby Street	1,309	932.97	123.68	1,056.65	1,016.52	120.39
252	3001 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
253	3002 - 1500 Hornby Street	1,582	1,127.55	149.47	1,277.02	1,228.52	145.50
254	3102 - 1500 Hornby Street	2,383	1,698.45	225.15	1,923.60	1,850.55	219.15
255	3101 - 1500 Hornby Street	2,383	1,698.45	225.15	1,923.60	1,850.55	219.15
256	3202 - 1500 Hornby Street	2,383	1,698.45	225.15	1,923.60	1,850.55	219.15
257	3201 - 1500 Hornby Street	2,383	1,698.45	225.15	1,923.60	1,850.55	219.15
258	3302 - 1500 Hornby Street	2,383	1,698.45	225.15	1,923.60	1,850.55	219.15
259	3301 - 1500 Hornby Street	2,383	1,698.45	225.15	1,923.60	1,850.55	219.15
317,521			226,307.90	30,000.43	256,308.33	246,574.93	29,200.20
Total Annual Strata Fees (x 12 months) =			2,715,694.80	360,005.16	3,075,699.96	2,958,899.16	