

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, February 25, 2025  
Via Video Conference***

<b>COUNCIL IN ATTENDANCE:</b>	Daniel Wang	President
	Bev Andrews	Treasurer
	Kitty Morgan	Secretary
	John Thomson	Member
	Marco Dehghani	Member
	Michael Assouline	Privacy Officer
<b>REGRETS:</b>	Andrew DeBenedictis	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 4:00 p.m.

**FIRSTSERVICE RESIDENTIAL - CONTACT INFORMATION**

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

**HEARING**

The Strata Council conducted a hearing beginning at 3:45 p.m., prior to the scheduled Council meeting with a quorum of Council being achieved.

1. **Strata Lot 1: Potential Chargeback - Common Property Damage:** Strata Lot 1 attended the meeting as a hearing was requested with the Strata Council to discuss a potential chargeback of expenses incurred for alleged damages to common property, of which the Owner had been notified in accordance with the Strata Corporation bylaws. At the end of the hearing, the Strata Council thanked the Owner for attending and advised a decision letter will follow within the week.

*(SL 1 Owner left the meeting at approximately 3:54 p.m.)*

### **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 on-site building services.

The Strata Council reviewed correspondence submitted to the Building Manager from Strata Lot 48 regarding the fountain being shut down. To clarify, the fountain may be turned off during periods of maintenance, high winds or extreme cold weather and will be reactivated at the appropriate time. During the Building Manager's leave, the fountain may not have been activated in a timely manner. Site staff will be reminded of procedure and protocol.

Strata Lot 177 was issued an alleged bylaw contravention notification for the alleged prohibited use of a common electrical outlet for electric vehicle charging.

The Building Manager reported that clarification as to site access and snow clearing instruction has been addressed with the service provider.

### **APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on November 26, 2024. **CARRIED.**

### **FINANCIAL REPORT**

1. **Review of Accounts Receivable:** Strata council reviewed the listing of accounts receivable. It was moved and second to waive any potential late fines or interest penalties for the first scheduled Special Levy payment due on March 1st, 2025. **CARRIED.**

(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 statements for January 2025. **CARRIED.**

It was noted that the January 2025 budget does not reflect the proposed 2025 budget figures and will be updated once approved at the upcoming Annual General Meeting.

3. **Report on Unapproved Expenditures:** There are no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures.

4. **Review of Water Consumption – Investigation:** As disclosed in prior minutes, there is a problem with the water services connected to the meter on Howe Street that includes service to townhouses 5-26, Ocean Tower, Garden Tower and some of the grounds of the strata. On January 28, 2025, the City of Vancouver and Milani shut off water to various

sections of the complex to determine the location of a possible leak and were unable to find any leak or issue with the infrastructure contributing to the increased consumption. Sewer costs are a percentage of the water usage. Therefore, any problem with water due to leaks also affects the billing for sewer. The Strata Council is continuing with further investigation and is awaiting current invoicing to determine if the increased consumption continues.

### **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. This includes continued investigation costs, rectification of the unapproved alteration, and other related expenses.

### **COMMITTEE REPORTS**

1. **Landscaping:** No significant matters to report.
2. **Elevators:** The scope of work for the Elevator Modernization Project is as follows, with updates:

There are three main components of the approved project: Elevator Modernization, Fire Safety, and Security.

- Elevator Modernization will include replacing the motors, electronics and cables associated with the six elevators and will require hiring electrical engineers and mechanical engineers to supplement the work of the elevator company selected for the project.

**Update:** The RFP (Request for Proposal) have been drafted and under review to be finalized for contractor bid submissions.

- Fire Safety System upgrades are required because the existing fire safety system is breaking down and is not up to the current fire safety code. The required work is being done in conjunction with the Elevator Modernization to ensure that the new fire safety system integrates with the new elevators, and to eliminate any duplication of installation time and costs.

**Update:** It was moved and seconded to approve the Mircom system to be installed by Community Fire. **CARRIED.**

The Strata Council would like to advise Owners that the selection was made due to favorable pricing and ease of future maintenance, and that Mircom is a wholly Canadian company.

- Security System upgrades will be implemented to replace an aging system and ensure the system is compatible with new security features in the elevators. All

fob readers in the complex for elevators, front doors, swimming pool access and parkade gates will need to be replaced, and new fobs will be issued to Residents. These new fobs will provide enhanced security (e.g., will be less susceptible to cloning). Residents will also be able to use Bluetooth on their phones to securely access the building. Intercoms will need to be upgraded and will be connected to the elevators to allow visitors to access only the floor of the Resident buzzing them in.

- **Update:** The Strata Council discussed logistics and management of fob issuance to Owners and residents, the project timeline, and assistance with fob data input due to the volume of programming required. Further details to be provided in advance once all aspects of the project are considered and addressed for ease of implementation.
3. **Personnel:** No significant matters to report.
  4. **Renovations – Strata Lot 8:** 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 from the previous Strata Council Meeting have been reviewed with the Strata Council and are being attended to at the present time. All relevant items currently in progress are contained in these minutes.
2. **Building Maintenance Plan:** 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 engineering investigation reporting and records required to respond have been completed.

4. **Columbia Seal - Common Property Maintenance – Doors/Windows:** The 2024 IGU replacement scope for Residential units has been completed. The lobby and non-Residential glazing units are to be replaced pending an RFP (Request for Proposal) to be completed and reviewed due to the complexity to remove and replace the original glazing in these areas.

The 2025 list of units identified for IGU replacement has been submitted to Columbia Seal.

5. **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.
6. **Hush City Soundproofing – Excer-Tech – Sound Abatement Gym:** The scope of work for sound mitigation was completed by Hush City. There are concerns with the proposed solution installed, which the service provider has been requested to address and rectify. Discussion continues regarding the preferred flooring to be installed pending recommendations from the contractor after a recent site visit to assess.
7. **Milani Plumbing/Xpert/Woola Mechanical – Rainwater Leader Proposal Milani Quote #29325-1249123:** The Strata Council previously conducted a meeting with representatives from Milani Plumbing to discuss the proposed piping replacement recommendations. A revised scope of work proposal and recommendations have been submitted for further review by the Strata Council.

This has also been reviewed by Xpert Mechanical and Woola Mechanical. Their recommendations have been submitted for further review by the Strata Council as to the proposed scope of work to address the issue.

The Strata Council will be reviewing all options and recommendations presented with RDH Engineering.

8. **Community Fire – Quote 20241001-00054 Annual Inspection Deficiencies:** The scope of work has been completed satisfactorily.
9. **Security Gate Installation – Fortes One:** Tabled pending Annual General Meeting.
10. **Milani Plumbing Quote #29325-1272487 – Beach Tower Boiler Replacement (4):** The approved scope of work is in progress for completion.
11. **Pacific Heights - Annual Inaccessible Window Exterior Service:** The approved scope of work is in progress for scheduling; notification will be issued in advance.
12. **BC Hydro – Voltage Conversion/Upgrade Assessment:** Notification was received from BC Hydro that they are undertaking a project to upgrade the electrical system in the Vancouver area, which includes increasing the voltage from 12.5kV to 25kV. The BC Hydro upgrade will provide more reliability for service, improve system efficiency, allow them to remove aging and end-of-life equipment, and help to meet future electricity demand. The proposed upgrade details will be provided to RDH Engineering to include in their assessment as part of the mechanical and electrical review report.
13. **Emergency Generator – Fuel Tank Replacement:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress for completion.

14. **EV Charging Infrastructure Consultant:** The infrastructure review and project scope are in progress and will be moved to Committee reporting for future updates.

### **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 wishing to report an incident are advised that they should 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 with instructions 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 were directed the Strata Manager with instructions to issue the applicable correspondence.

### **CORRESPONDENCE**

1. ***Correspondence Received Strata Lot 30 Re: Confirmation of Payment – Chargeback Adjustment:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.
2. ***Correspondence Received Strata Lot 63 Re: Request for Notification Consideration:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

The correspondence submitted relates to a request to inform residents that individuals may have sensitivities to scents and perfume that may linger in common areas, such as the elevators. It was also noted that residents have placed prohibited scenting devices in the common hallways, which should not be installed on common property and will be removed.

3. ***Correspondence Received Strata Lot 71 Re: Report Alleged Bylaw Contravention:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

The Strata Council recently conducted a thorough investigation of the ducting exhaust system and found no defects to be addressed. Residents are advised to consider appropriate measures within their units to mitigate scent transfer and to immediately notify the site staff at the time odor is detected to assess and investigate at the immediate time of occurrence.

4. **Correspondence Received Strata Lot 136 Re: Contractor Concerns:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.
5. **Correspondence Received Strata Lot 183 Re: Report Alleged Bylaw Contravention:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to issue a bylaw reminder notification. **CARRIED.**

6. **Correspondence Received Strata Lot 213 Re: Request to Waive Loitering Charge:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

It was moved and seconded the matter has been resolved satisfactorily and waive the loitering charge as a one-time courtesy. **CARRIED.**

7. **Correspondence Received Strata Lot 197 Re: Storm Drain Repairs – In-Suite Repairs:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

The Strata Council advised that they will be reviewing the request further as decisions and recommendations to address the issue are obtained from RDH Engineering

## **NEW BUSINESS**

1. **Napoleon Cleaning Services - Annual Parkade Cleaning:** The approved scope of work is in progress for scheduling. Notification will be issued in advance for mandatory vehicle removal.
2. **Community Fire – Quote 20250116-00435 Inspection Deficiencies:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The scope of work has been completed satisfactorily.

3. **Milani Quote #29325-1279795 – Master Boiler Sensor P2:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The approved scope of work is in progress for completion.

4. **City of Vancouver - Mandatory Energy & Carbon Reporting:** The mandatory reporting now required by the City of Vancouver is being coordinated for compliance verification. FirstService Residential completed the initial data input for Strata Corporation reporting requirements on the *Energy Star Portfolio Manager* portal during the complimentary service assistance period by the City of Vancouver using one of their assigned engineers. Further assessment to confirm compliance is pending.

5. **Phoenix Restoration File #MV-25JY142 – Common Property:** It was moved and seconded to approve the scope of work as presented. **CARRIED.**

The scope of work has been completed satisfactorily.

6. **As per Council:**

- (a) **Parking Stall Reassignment:** Due to a recent realtor listing of a parking stall for sale in the strata corporation, the Strata Council would like to remind Owners as follows:

*No parking stall or storage locker may be reassigned to a party that is not currently an owner of Strata Plan LMS712 and, depending on the assignment allocation (common property or limited common property), not all parking stalls may be reassigned. The Strata Council would like to inform and advise Owners that any time an assigned parking stall or locker is sold or reassigned through a private legal agreement with another Owner, they should obtain legal advice, and the Strata Corporation **must** be informed so that records can be updated to reflect the change. Not informing the Strata Corporation of any such legal changes in assignment puts the Strata at risk of financial liability.*

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:45 p.m.

**Next Meeting:** TBD.

### **FirstService Residential BC Ltd.**

John Boschert  
Senior Strata Manager  
Per the Owners  
Strata Plan LMS712  
JB/ac

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

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





# CONDO OWNERS' *Coverage*

**DID YOU  
KNOW?**  
INTERESTING FACT



## FS Insurance Brokers

Imagine returning home from the month-long vacation of your dreams to an onslaught of voice-mails and letters. You soon discover that a leak originated in your unit while you were away, and even though you'd thought about getting insurance, you never did. Now, you are legally (and personally) responsible for damages and repairs. The Strata Council is seeking payment of the building's insurance deductible and your neighbors are suing for damages. Did you know that Condo Owners' Coverage is available to help in situations exactly like this? Don't wait until it's too late!

### Condo Owners' Coverage provides protection for:

- ▶ Deductible Assessment Insurance
- ▶ Loss Assessment Coverage
- ▶ Additional living expenses
- ▶ Upgrades inside the unit
- ▶ Personal contents
- ▶ Personal liability
- ▶ Leak originating in your unit causing damage to:
  - Your unit
  - Neighboring units
  - Common property

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.



# Our roots



FirstService Residential is owned by FirstService Corporation, a proudly Canadian company and one of Canada's great business success stories. FirstService Corporation was founded in Ontario in 1989 by Jay Hennick. Over the course of the last 36 years, FirstService Corporation has grown into a trusted leader in property services. And as the company has grown, we've never forgotten where it all started.

Our Founder and Chairman, Jay Hennick has received numerous awards and recognition for his significant contributions to Canadian business. In addition to business, Jay and his wife Barbara established The Jay and Barbara Hennick Family Foundation that has generously supported healthcare, education and other philanthropic causes in Canada.

- FirstService Corporation is headquartered on Bay Street in Toronto, Ontario
- FirstService Corporation has been a publicly traded company on the Toronto Stock Exchange [TSX:FSV] for over 30 years.
- Today, FirstService Residential has local offices that serve our Canadian markets across three Provinces in
  - Toronto
  - Mississauga
  - Calgary
  - Edmonton
  - Vancouver
- We employ over 2,000 associates in Canada
- We proudly manage over 1,500 Canadian condominium and strata corporations representing over 225,000 homes.
- Many of our associates are actively involved in the Condominium industry holding positions on industry association boards including CCI Vancouver, CCI Southern Alberta, and CCI Toronto
- As part of our Social Purpose initiative, we put tremendous effort into supporting local Canadian charities and causes that give back to our local communities
- FirstService Residential has been recognized for our positive culture as a Great Place to Work® in Canada in consecutive years. In addition, in 2024 we earned a Best Workplaces in Real Estate & Construction certification in Canada

When you choose FirstService Residential to manage your community, you can rest assured that you are partnered with a company deeply committed to Canada that knows what it means to be Canadian. You can trust that we understand community living in one of Canada's bustling cities and how condominium and strata corporations in the Canadian suburbs have different priorities, because we are your neighbours.

