

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, May 27, 2025 @ 4:00 p.m.
Via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Andrew DeBenedictis	Vice-President
	John Thomson	Treasurer
	Kitty Morgan	Secretary
	Michael Assouline	Privacy Officer
	Mehrdad Dehghani	Member
	David Randy Golden	Member
BUILDING MANAGER:	Narendra Chandra	
SENIOR DIRECTOR:	Peter Chan	FirstService Residential

The meeting was called to order at 4:05 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>

BUILDING MANAGER REPORT

1. **Building Manager Report – Attached May 2025:** The following items were in addition to the report:

Strata Lot 51 reported a leak but investigation by Milani was unable to determine source of the ceiling moisture. Dryer vent camera scoping will be done by Michael A Smith.

IGU replacement will start Thursday. Strata Lot 176 per Columbia Seal inspection determined foggy seal replacement.

Tractor repairs are necessary, and a new tractor is estimated at a cost of \$19,000. Zero Waste was contacted for a quote on the cost of a power cart (electric or charging). The Strata Manager will obtain proposal and costing for pull out service

A general reminder to all residents to ensure parking stall areas are free of contents and not used for storage of items.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

As the Minutes of the Strata Council Meeting held April 29, 2025, had yet been distributed, approval was deferred to the next meeting.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** Owners are reminded that Strata fees are due on the 1st of each month. The Council thanks all Owners who have made their monthly Strata fee payments in full and on time each month. A decision was made by Council to apply bylaw infraction fine and interest for late Strata/levy payment on any Strata lot in arrears per the Strata Plan Bylaws. Council further agreed to proceed with collections on any account in significant arrears as noted in the Strata Corporation minutes.

Special Levy Amounts

Strata council reviewed the May 16, 2025, report for accounts receivable. There are delinquent amounts for the special levy totaling \$80,230.

Some Owners are late with their May 1st payments. All payments for the special levy are due on the 1st of the month.

Fourteen owners have made none of the three monthly payments that were due on March 1, April 1 and May 1, 2025. Fines and interest are being charged on these accounts, demand letters have been sent out and the next step will be to send the accounts to the Strata's lawyer for collection.

Strata Fees

There is approximately \$4,000 overdue on strata fees, some of which are for May. Owners are reminded that all payments are due at the beginning of each month.

If you require payment assistance or have questions regarding your account, please contact our Resident Support Services department directly at: <https://fsResidentialbcsupport.zendesk.com>.

- (a) **Liens:** Currently monitoring.
 - (b) **Legal Collection:** Currently monitoring.
2. **2024 Audit:** The Strata Manager will follow up with RHN in forwarding a draft.
3. **Monthly Statements:** It was moved and seconded to approve the financial statements for April 2025. **CARRIED.**

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

4. **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.
5. **Review of Water Consumption – Investigation:** As disclosed in prior minutes, the water services invoice increase 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, continues to be investigated. The January 28, 2025, inspection coordinated with the City of Vancouver and Milani did not find a leak source in the system or metering fault and continues to be investigated. The sewer costs are a percentage of the water usage. Therefore, any problem with water due to leaks also affects the billing for sewer.

A further investigation via site meeting of Council with Milani and Paraspace was inconclusive. The City of Vancouver advised that the Howe meter suspected of being the problem is operating correctly. After the Strata made inquiries with Sense Engineering for mechanical inspection assistance, a proposal was received. Council approved Sense Engineering consultant fees quoted at about \$12,000.
6. **ICBC Claim #CU47522-0:** The Strata Manager will follow up and provide a status update.

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 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. Council agreed unanimously to decline a settlement offer by Strata Lot 185 in the best interest of the Strata Corporation.

COMMITTEE REPORTS

1. **Landscaping:** The committee chair reported that potted plant replacements, planting locations, and lawn irrigation are all underway with Paraspace. Tree bags will be installed and tree replacement planting will be done in the fall. The pond water lilies have revived and bird proof plantings with the original square off design will be maintained for the boulevard.
2. **Elevator – Fire System-Security Access System Project - Update Committee Chair:** 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:** This 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 CCDC2 contract along with KONE report/recommendations will be reviewed by a lawyer in contract law. Council approved to have Alex Chang with Lesperance Mendes complete the contract review as soon as possible

- **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: Scheduling by Community Fire and Mircom, subject to project materials procurement, remains in progress. Notices will be posted accordingly to inform the residents.

- **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:** Fob distribution per notice issued. It is anticipated that during the week of June 16, the old system will be deactivated one fob reader at a time per signage.

3. **Personnel:** No significant matters to report. Just George continues to provide coverage.

4. **Renovations:** There were no applications received.

5. **Bylaws and Rules:** The Strata Council will be reviewing the bylaws and rules to address continue incidents of the garbage chutes being used for disposal of prohibitive items, causing repeated service calls and expenses to resolve in conjunction with chargeback bylaw to the responsible resident.

6. **EV Charging Infrastructure:** The committee chair advised that the selection of a potential EV Infrastructure Project consultant is underway for recommendations to the Strata Council. Remains in progress.

BUSINESS ARISING

1. **Directives:** All relevant items currently in progress are contained in these minutes.

2. **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 an updated settlement proposal letter; and response is pending to be reviewed by the Strata Council and legal counsel.

3. **Columbia Seal – Common Property Maintenance – Doors/Windows:** The 2025 IGU replacement scope for Residential units by Columbia Seal is currently in progress.

An RFP (Request for Proposal) with the lobby and non-Residential glazing units to be replaced remains pending; due to the complexity of removing and replacing the original glazing in these areas.

4. **Hush City Soundproofing – Excer-Tech – Sound Abatement Gym:** GSP Inc. is in progress with installing the sound damping flooring material approved by the Strata Council.

The sound abatement platform installed by Hush City will be removed and the Strata Council has withheld the final payment due to the proposed solution being unacceptable and ineffective in mitigating the noise.

5. **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 Beach Tower proposed drainage 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 and arranging a consultation meeting with Woola Mechanical on an alternate non-destruction solution for consideration. There is no update to report at this time.

6. **Security Gate Installation – Fortes One:** There were no comparison quotes procured yet. Council directed the Strata Manager to follow up on procurement of additional quotes for Council consideration.

7. **City of Vancouver – Mandatory Energy & Carbon Reporting:** FirstService Energy has filed the required extension and will have completed prior to the September 1 deadline.

8. **Phoenix Restoration File #MV-25JY175:** A leak from the hot water recirculating piping occurred in the ceiling of a unit that resulted in having Phoenix Restoration attend for emergency mitigation services affecting a total of four units. It was clarified that the incident will not trigger a strata insurance claim and so units affected will be responsible for their own final repairs.

9. **Milani Plumbing Quote #29325-1284010 – P2 Actuator Replacement:** The necessary work will be completed and verified by the Building Manager before invoice payment is released. The Building Manager confirmed work was done. No invoice has been received yet.
10. **Houle Electric – Periodic Vault Maintenance:** The service by Houle Electric for IR scan and vault maintenance will be scheduled and notice will get posted/distributed to inform the residents to prepare accordingly. At this time, IR scan is scheduled for June 13. The vault maintenance has yet been scheduled.
11. **Bicycle Storage:** The Bicycle Committee chairperson asked Council to think about the possibility of annexing a couple of additional spots for bike storage. A bike audit may be possible but based on the last time, it is unlikely that too many bikes would be removed. This will be discussed again at the next Council Meeting.
12. **Records Scanning:** To be discussed at the next council meeting digitizing/scanning paper records currently in the site office.

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 to the Strata Manager with instructions to issue the applicable correspondence.

CORRESPONDENCE

1. ***Correspondence Received Strata Lot 189 Re – Request to Waive Fines Assessed:***
The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to waive the assessed fine. **CARRIED.**

2. ***Correspondence Received Strata Lot 207 Re – Response to Bylaw Contravention Notification:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to waive the assessed fine. **CARRIED.**

3. ***Correspondence Received Strata Lot 221 Re – Response to Bylaw Contravention Notification:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

It was moved and seconded to waive the assessed fine. **CARRIED.**

4. ***Correspondence Received Strata Lot 223 Re – Complaint of Deck Wash Water Nuisance:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

A reminder to residents of strata plan bylaw 48.22 which reads as follows:

“48.22 A resident must ensure that water, soil or plant debris does not escape from a balcony while cleaning the balcony or watering plants.”

Please note that the “drains” on balconies are not connected to drainpipes. They are scuppers, and any liquid going into them spills on balconies or walls below.

5. ***Correspondence Received Strata Lot 71 Re – Complaint of Cooking Odor Nuisance:***
The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

An infraction letter will be issued to the unit source of the cooking odor.

6. ***Correspondence Received Strata Lot 152 Re – Complaint of Fly Swarm on Deck:***
The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

The resident will need to lift their decking to clean as possible source of flies.

7. ***Correspondence Received Strata Lot 3 Re – Dead Tree and Fallen Branch:*** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

Paraspace will attend to any tree issues that fall under their contracted services.

8. **Correspondence Received Strata Lot 174 Re – Air Pollution Warning to Residents:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

When possible residents will receive electronic alerts of any air pollution.

9. **Correspondence Received Strata Lot 173 Re – Handicap Door Opening Devices Common Property:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

The Strata agreed to look at common area locations for addition of handicap door access devices and obtain cost proposals.

10. **Correspondence Received Strata Lot 205 Re – Noise Nuisance and Balcony/Patio Debris:** The correspondence has been reviewed, and Council appreciates the Resident's time to submit their communications.

The Strata agreed to have an infraction letter issued to the alleged unit causing noise and tossing debris over their balcony.

NEW BUSINESS

1. **2 Year Warranty Review:** Remdal will be following up in conducting a 2 year warranty review on their work.
2. **Snow Pro 2025/26:** Council approved the snow removal service with Snow Pro for the 2025/26 season.
3. **Exer-Tech:** The service provider, Exer-Tech provided the strata notification of possible tariff rate charges.
4. **Ocean Tower P3 Storage Locker Drive Motor:** Milani completed replacement of a storage locker drive motor.
5. **Garden Tower Boiler:** The Strata has processed a 50% deposit invoice to have Milani move forward with boiler replacement at Garden Tower.
6. **Ocean Tower Boiler:** The Strata has processed a 50% deposit invoice to have Milani move forward with boiler replacement at Ocean Tower
7. **Strata Manager Replacement:** As John Boschert is no longer with FirstService Residential, Peter Chan will be the temporary assignment to the property. Francois Beauchemin, Senior Strata Manager, currently on vacation absence will be transitioned as the replacement manager with a slow handover over the next several upcoming Council meetings.

TERMINATION OF MEETING

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

Next Meeting: June 24, 2025, at 4:00 p.m. electronic platform

FirstService Residential BC Ltd.

Peter Chan

Senior Director Strata Operations

Per the Owners

Strata Plan LMS712

JB/cw

<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.



SAUNA *Safety*

**DID YOU
KNOW?**
INTERESTING FACT



FS Insurance Brokers

Did you know that adequate safety signage should be posted in the sauna areas to inform users of the regulations surrounding health, safety, acceptable behavior, and other warnings? Make sure you are protected against liability claims by installing proper signage at the entrance.

Reduce the Risk of Overheating

- ▶ Exit immediately if uncomfortable, dizzy, or sleepy. Staying too long in a heated area is capable of causing overheating.
- ▶ Supervise children at all times.
- ▶ Check with a doctor before use if pregnant, in poor health, or under medical care.
- ▶ Breathing heated air in conjunction with consumption of alcohol, drugs, or medication is capable of causing unconsciousness.

Reduce the Risk of Fire

- ▶ Do not place combustible material on heater at any time.

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