

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, June 24, 2025 @ 4:00 p.m.
Via Video Conference***

COUNCIL IN ATTENDANCE:	Andrew DeBenedictis	Vice-President
	John Thomson	Treasurer
	Kitty Morgan	Secretary
	Michael Assouline	Privacy Officer
	Mehrdad Dehghani	Member
	David Randy Golden	Member
REGRETS:	Daniel Wang	President
BUILDING MANAGER:	Narendra Chandra	
SENIOR STRATA MANAGER:	François Beauchemin	FirstService Residential
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:** The following items were discussed:

Bin pull out proposal is pending from Dash Building Maintenance. The Strata Manager noted that insurance for the tractor is also coming up for renewal. Council will ensure that additional insurance for comprehensive is included in the renewal.

Window washing will be scheduled as early as possible for July.

Strata Lot 51 reported a leak, which was determined to be a dryer vent issue, and the Owner has resolved the problem by switching/purchasing a ventless dryer. Strata will complete any remedial repairs to the ceiling and process a subsidy to the Owner.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on April 29, 2025, as distributed.

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on May 27, 2025, as distributed.

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 June 2025 report for accounts receivable. There are delinquent amounts for the special levy totaling \$4,400,000.

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 Council received the RHN draft following the last meeting and had approved the audit by email decision.
3. **Monthly Statements:** It was moved and seconded to approve the financial statements for May 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. 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. Sense Engineering has been engaged for mechanical inspection assistance.

Council discussed inspection of empty units to ensure no running toilets, etc.

6. **ICBC Claim #CU47522-0:** The Strata Manager has yet to receive a status update from ICBC and will follow up.
7. **Onsite Payments:** The Strata Manager suggested an onsite terminal for electronic payment option for residents. Details will be obtained and forwarded to Council.

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 unanimously had declined a settlement offer by Strata Lot 185 in the best interest of the Strata Corporation. There is no update at the time of the meeting.

COMMITTEE REPORTS

1. **Landscaping:** The committee chair reported that dead or dying plants in the courtyard were replaced by Paraspace. Tree bags will be installed and tree replacement planting will be done in the fall.

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: Council received from Alex Chang with Lesperance Mendes a legal review of the CCDC2 contract including with KONE report along with recommendations. Council agreed to await Daniel Wang's return from vacation in order to have the benefit of his feedback.

- **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: With arrival of materials, scheduling by Community Fire and Mircom will start at Ocean Tower, taking about one month per tower. Notices will be posted accordingly to inform the residents. A 40% progress payment was approved.

- **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 have been replaced, and new fobs have been 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 once the elevator work is completed.

- **Update:** Fob distribution per notice issued. The old system has been deactivated. Old fobs are being deleted from the system. Note that the new fobs must be very close or touching the reader to operate. This enhances security and avoids accidental activation.

- **All Old Fobs and Remotes:** Any style should be deposited in the green recycling boxes located in the Beach and Ocean Tower mailrooms, at the concierge desk, and in the Building Manager's office on the lobby level of Ocean Tower. Owners are reminded to collect any fobs they may have given to family members, service providers, etc.

3. **Personnel:** Taylor Wang has given notice of retirement with the last day being July 1. A wine and cheese event will be held July 9 from 4:00 – 6:00 pm in the Courtyard, in recognition of his service to the community for over 27 years.
4. **Renovations:** An application is currently in progress with Strata Lot 76.
5. **Bylaws and Rules:** The Strata Council will be reviewing the bylaws and rules to address continued incidents of the garbage chutes being used for disposal of prohibited items, causing repeated service calls and expenses to resolve, in conjunction with a chargeback bylaw to the responsible resident.
6. **EV Charging Infrastructure:** The committee chair advised that the proposal from Edwards for an annual operating permit and preparation of an EV Ready Plan has been received and upon review was approved by Council.

BUSINESS ARISING

1. **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.

At the time of the meeting there is no update.

2. **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) for replacement of some lobby and non-Residential glazing units was completed. By email decision, Council approved a quote by Renewal to conduct replacement of the IGU's at Beach and Ocean lobbies and the commercial unit in Beach at the cost of \$115,700+GST.

3. **Gym Sound Abatement:** Approved by the Council, GSP Inc. remains in progress with installing the sound damping flooring material, but delivery problems have delayed the work.

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.

4. **Rainwater Leader:** 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.

5. **Security Gate Installation:** As there were no comparison quotes received yet, Council directed the Strata Manager to follow up on procurement of additional quotes for Council consideration.
6. **City of Vancouver Energy & Carbon Reporting:** FirstService Energy is in progress of completing by the September 1 deadline.
7. **Electric Vault Maintenance:** Houle Electric completed the IR scan on June 13. The vault maintenance has not yet been scheduled.
8. **Bicycle Storage:** The Council discussed annexing 2-4 more P2 level visitor stalls for bicycle storage as there remain adequate visitors parking still available at the P3/4 levels. A resolution will be presented at the next General Meeting for the Owners' consideration.
9. **Records Scanning:** Digitizing/scanning paper records currently in the site office will be further reviewed.
10. **Handicap Door Opener:** Council agreed that quotes for two (2) inaccessible gym doors will be procured.
11. **2 Year Warranty Review:** Remdal will be following up in conducting a 2 year warranty review on their work.
12. **Garden & Ocean Tower Boiler Replacement:** Milani will schedule boiler replacement once materials are available.
13. **Strata Manager Replacement:** François Beauchemin, Senior Strata Manager, was introduced as the replacement manager.

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.

The Strata Manager reported responses were received from may residents in reply to missed parking stall washing. Details will get collated and provided to Council for further review. A report from the Building Manager on residents that were in communication will be provided to the Strata Manager for inclusion.

CORRESPONDENCE

1. **Complaint Correspondence:** A complaint was received from a resident on the 21st floor and an infraction letter has been issued.

NEW BUSINESS

1. **Annual Roof Anchors:** Probel will schedule annual testing and complete. Affected Owners are reminded that they must remove any plants, furniture, etc. that could block access to the roof anchors.
2. **Carpet Cleaning & Painting:** At the suggestion of the Strata Manager, a full annual carpet cleaning proposal and cost will be obtained. Council noted that a stained carpet section for replacement will be addressed after the elevator work is completes. Painting touch ups are happening monthly.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:41 p.m.

Next Meeting: July 29, 2025, at 4:00 p.m. electronic platform

FirstService Residential BC Ltd.

Peter Chan

Senior Director Strata Operations

Per the Owners

Strata Plan LMS712

PC/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.



SEWER LINE *Clogs*

**DID YOU
KNOW?**
INTERESTING FACT



FS Insurance Brokers

Did you know that flushing
foreign objects down toilets
can cause major

backups and losses by preventing the
passage of material through the piping system?

If a foreign object was flushed down your toilet, you can try snaking it from the drain, but be careful not to push the object further along. If snaking doesn't work, it is advised that you contact a plumber. It is better to spend money to unclog the toilet instead of paying for the repairs of an entire plumbing system that has backed up! Remember, the larger your building, the more extensive the plumbing system and the more extensive potential damages can be. Fast action is necessary!

Don't flush the following down the toilets:

- ▶ Disposable cleaning cloths
- ▶ Wash cloths
- ▶ Diapers
- ▶ Kitty litter
- ▶ Food
- ▶ Hair
- ▶ Trash

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