

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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

**MINUTES  
STRATA COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS712  
888 BEACH**

***Held on Tuesday, July 29, 2025 @ 4:00 p.m.  
Via Video Conference***

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

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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 from Dash Building Maintenance was reviewed and declined. The tractor insurance renewal was completed,. A demo of the pull-out equipment will be considered after cost of the demo is procured by the Building Manager rather than visiting another property with the pull-out equipment.

Window washing by Pacific Heights is currently in progress.

Roof anchor testing by Probel is being scheduled for completion.

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

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on June 24, 2025, as distributed.

## **FINANCIAL REPORT**

1. **Review of Accounts Receivable:** Owners are reminded that Strata fees are due on the 1<sup>st</sup> 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 July 2025 report for accounts receivable. There were 3 delinquent amounts for the special levy, while one additional account will be receiving a demand letter.

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.

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. **Monthly Statements:** It was moved and seconded to approve the financial statements for June 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.

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. **Water Consumption Investigation:** Sense Engineering has been engaged for mechanical inspection assistance and will be obtaining further drawings.

Post-Meeting Note: A further review and analysis of water invoices determined consumption has dropped possibly due to seasonal usage. Council decided to stop further investigation by Sense Engineering. Costs incurred to date by Sense will be reviewed at the next Council meeting.

5. **ICBC Claim #CU47522-0:** The Strata Manager has been able to connect with the ICBC Claims Adjuster but there has been no status report received at the time of the meeting.
7. **Onsite Payments:** The Strata Manager will obtain the onsite terminal for electronic payment option details/material and forward 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:

**Civil Resolution Tribunal with 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. The Action is in the adjudication phase with no additional update at the time of the meeting.

### **COMMITTEE REPORTS**

1. **Landscaping:** The committee chair reported that watering bags to the tress along Seabreeze have been installed and tree replacement planting will be done in the fall. A complaint of a dead tree for removal was received from a townhouse unit.
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 clarity on the Kone 2-year warranty, end-of-contract process and is currently awaiting the final cost and contract from KJA Consultants. Once it is received, Council will approve by electronic vote. Costs are anticipated to remain within budget but may be affected by tariffs.

- **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:** Community Fire has started the work, and fire watch personnel are in place at Garden Tower 24/7 as of July 23. Garden Tower Suite access and alarm testing is anticipated to start August 6 per posted notices. Work in Ocean Tower, including 24/7 fire watch, is scheduled to begin August 18. The fire panel cost is less than anticipated, but the total budget for the fire safety portion is higher overall due to fire watch costs.

- **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:** The old system has been deactivated and all readers have been switched over. Old fobs have been 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.
  - **Fobs and Remotes:** Additional fobs requested are caught up. The final deadline will be after Labour Day with up to a limit of two additional parkade transmitters, two additional keychain fobs, and an unlimited number of phone app credentials. Requests after the labour day weekend and going forward will be fulfilled at a cost of \$100 per parkade transmitter, \$30 per keychain fob. After approval at the next General Meeting, owners can also expect a \$15 fee for phone app credentials.
3. **Personnel:** The schedule has been rearranged to cover Taylor's departure resulting in a more regular established schedule with the personnel shifts.
  4. **Renovations:** Applications by Strata Lots 46 and 235 have been approved.
  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 Edwards is in progress with preparation of an EV Ready Plan. It was confirmed that no business license is applicable with the public EV charging program as the space is less than 60 parking stalls.

### **BUSINESS ARISING**

1. **1501 Howe Street Tower "02" Drain Issues/Unapproved Alterations:** 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.

Renewal has yet to start on the replacement of the IGU's at Beach and Ocean lobbies and the commercial unit in Beach.

3. **Gym Sound Abatement:** GSP Inc. has completed installing the sound damping flooring material and sound abatement results are much better.

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 has scheduled the vault maintenance for October 16 & 23 from 10:00 p.m. to 5:00 a.m. During that time there will be limited power.

8. **Bicycle Storage:** A resolution will be presented at the next General Meeting for the Owners' consideration to annex 2-4 more P2 level visitor stalls for bicycle storage as there remain adequate visitors parking still available at the P3/4 levels.

9. **Records Scanning:** Digitizing/scanning paper records currently in the site office will be further reviewed. Purchase of a scanner at a budget of \$500-700 was approved.

10. **Handicap Door Opener:** Quotes for two (2) inaccessible gym doors remains in progress.

11. **2 Year Warranty Review:** The Strata Manager informed Council that Remdal has suggested a site walk through to review their past work. The Building Manager agreed to be the site contact.
12. **Garden & Ocean Tower Boiler Replacement:** Milani will schedule boiler replacement once materials are available.
13. **Carpet Cleaning & Painting:** A full annual carpet cleaning proposal and cost remains a directive for completion by the Strata 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 were collated and summary report provided to Council for review. Residents that were in communication with the Building Manager was included in the summary details. Following review, with the exception of one response, Council agreed to proceed with bylaw enforcement with a decision to fine \$200 to those that did not respond and \$100 to those that did respond noting that advance notice was given to residents.

### **CORRESPONDENCE**

1. A resident on 7<sup>th</sup> floor wrote to Council concerning a propane fire bowl and also complaints of cigarette butts from above. In reviewing the strata plan bylaw 48.3, the fire bowl is not

permitted. Residents are reminded that LMS712 bylaws prohibit smoking anywhere on the property. Nonetheless, they are reminded not to toss cigarette butts and any items from balcony/patio areas. This creates a fire hazard as well as a nuisance for neighbors.

2. A 10<sup>th</sup> floor owner responded to an infraction letter against the unit's dog. Council acknowledged and agreed no further action on the incident.
3. A 21<sup>st</sup> floor unit provided Council with complaints against the unit above. Council noted that the resident must call the Concierge immediately at time of incident so that a decibel reading can be taken on the alleged noise nuisance.
4. Council received a complaint from a 25<sup>th</sup> floor resident against a 10<sup>th</sup> floor unit regarding an incident involving both units' dogs. An infraction letter was issued and Council agreed no further action is necessary.

### **NEW BUSINESS**

1. **17<sup>th</sup> Floor Water Leak:** A leak affected units on the 17<sup>th</sup>, 16<sup>th</sup> and 15<sup>th</sup> floor resulting in services by Milani Plumbing and Phoenix Restoration. Emergency service by Phoenix remains in progress. However, the incident will not trigger a Strata insurance claim and thus all final repairs within units will be the Strata lot owners' responsibility to complete.
2. **Painting:** A quote for painting Beach tower lower level ceiling was obtained. Painting budget to date is unspent but does not reflect the touch ups conducted quarterly. GL on last year's budget will be provided for Council review.
3. **Pool Change Room:** Following discussion, Council agreed repair and maintenance to the pool change room areas is much needed. Council directed the Strata Manager to obtain 3 quotes with like kind and antibacterial materials for tiling, furnishings, showers, etc.
4. **Realtor/For Sale Sign:** Reminder to owners with adhering to the bylaws with units for sale on showings. Council agreed to look at establishing rules on hours and use of signage/sandwich boards and postings.
5. **Electronic Scooter:** Council discussed an area to charge electronic scooters outside of the cage and bike room that is accessible to residents, so that they can easily comply with the prohibition against charging these batteries in residential units.

**TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 6:15 p.m.

**Next Meeting:** August 26, 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

<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.

# SMOKE *Alarms*

**DID YOU  
KNOW?**  
INTERESTING FACT

## FS Insurance Brokers

Smoke  
alarms can  
help save lives.

When a fire occurs,  
smoke spreads quickly,  
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Did you know that 60% of fire related  
deaths occur in homes without smoke  
alarms or in homes with smoke  
alarms that don't properly function?

These deaths, typically caused by  
the inhalation of smoke and toxic  
fumes, can be prevented by properly  
installing and regularly testing  
approved smoke alarms.

- ▶ Alarms that combine photoelectric and ionization technology are recommended, and carbon monoxide detectors are also recommended if your home has a natural gas stove or other gas source
- ▶ Clean and vacuum your smoke alarm regularly to prevent false alarms and assure proper functionality; change batteries as needed
- ▶ Strobe lights and pillow shaking accessories are available for individuals with hearing impairments
- ▶ Alarms should be placed on all levels of your home, both inside and outside of sleeping areas
- ▶ Interconnected alarms that all sound in unison when one alarm is triggered provide the best protection
- ▶ Smoke alarms should be tested monthly and replaced every 10 years (Strata will complete an annual testing of all smoke alarms)

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.



“Hey, HODA!”

Powered by artificial intelligence, HODA®, our Homeowner Digital Assistant, can respond to resident inquiries by text 24/7. HODA is integrated with FirstService Residential Connect and allows residents to receive detailed information specific to their association, such as account balances, submitting service requests, booking amenities, and more.

For more information about HODA and a list of Frequently Asked Questions about HODA, visit [fsresidential.com/HODA](https://fsresidential.com/HODA)

NOTE: When texting HODA for the first time, you may be prompted to verify your phone number in our Connect resident portal.

#### What can HODA help with?

- Amenity bookings
- Community rules and regulations
- Maintenance schedules
- Account information
- And more!

#### How to connect:

1. Text “Hey HODA” to 1.866.377.0779
2. Save the contact in your phone
3. Whenever you have a question, 24/7, text HODA

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