

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, August 26, 2025 @ 4:00 p.m.
Via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	John Thomson	Treasurer
	Kitty Morgan	Secretary
	Michael Assouline	Privacy Officer
	Marco Dehghani	Member
	David Golden	Member
ABSENT:	Andrew DeBenedictis	Vice-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:

Roof Anchors: Probel is scheduled for annual testing of roof anchors for September 19.

Fireplace Maintenance: The Strata Corporation has performed the Fireplace inspection for suites. Any deficiency items to be repaired or corrected will be the unit owner's responsibility. Suites that have not granted access will be issued bylaw violation letters as per Council instruction for alleged violation of Bylaw 10 (Permit Entry to the Strata Lot).

Garbage Bin Electric Tug: Council went to a demonstration of a garbage electric tug. Council is in favor of purchasing such a device and a resolution at the next General

Meeting will be presented to the Owners for approval of the purchase. Garbage bin exchange will be looked at to ensure that the hitches of the new bins will be compatible with the electric tug.

Various: A leak investigation was conducted between two units on the 10th and 9th floors of 1500 Hornby Street Beach Tower as well as a water-stained 29th floor unit. Cigarette smoke and noise complaint investigations received on the 21st floor unit have not yet determined the actual source suite.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on July 29, 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 August 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 July 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:** A further review and analysis of water invoices determined that consumption has dropped significantly, possibly due to seasonal usage. Council decided to halt further investigation by Sense Engineering. Costs of \$1400 incurred to date by Sense will be paid. The Strata Council requested the Strata manager to see if a report was produced and if so to obtain a copy.
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.
6. **Onsite Payments:** The Strata Manager provided the information for onsite card payment processing. The Strata Council discussed and approved the purchase and use of the device for a total of \$500. Onsite payment will be available during Building Manager office hours for fobs, keys, move-in and other fees.

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. The Strata Council has requested an extension of the investigation period of 2 weeks to gather more information for the case.

COMMITTEE REPORTS

1. **Landscaping:** There is some outstanding irrigation work was done. The pond grasses finally seem to be taking properly. Council will consider whether to order more plants as the appearance is much less lush than it was before the podium-2 project. Linden tree shaping will start likely in September or October and it will be a multi-year project.
2. **Elevator – Fire System-Security Access System Project - Update Committee Chair:**
 - **Modernization:** The CCDC contract has been signed by the Strata Council. Council asked the Strata manager to get a quote for Porta-Potty for workers. Council advised the Strata Manager that the last invoice paid for TKE should be September 2025. Council also advised the Strata Manager to pay the TKE termination fee out of the Elevator Modernization Reserve as this expense was forecasted and included.
 - **Fire Safety System:** Fire watch has been in place 24/7 as of July 23. The project is about a week or two behind schedule. For consideration is larger pull stations or plates in order to avoid the cost of drywall/paint repairs.

The Strata Manager was requested to confirmed that the new Fire Panel will include a new wireless relay that is now required (4G or LTE).

- **Fobs and Remotes:** Additional fobs requests have all been fulfilled. The final deadline for the new fob distribution programme will be September 15th, 2025, with up to a limit of two additional parkade transmitters, two additional keychain fobs, and an unlimited number of phone app credentials. Requests after September 15th, 2025 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. **Renovations:** No request.
 4. **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 expenditures of money and staff time to resolve, in conjunction with a chargeback bylaw to the responsible resident. The Council will also be reviewing the allowed items on individual decks and patios, with the intention of preparing a bylaw proposal regarding propane patio heaters in particular due to the fire/explosion hazard they present.
 5. **EV Charging Infrastructure planning:** Edwards is in progress with the work. A deposit payment has been processed.

BUSINESS ARISING

1. **1501 Howe Street Tower "02" Drain Issues/Unapproved Alterations:** Refer to CRT.
2. **Common Property Maintenance – Doors/Windows:** The 2025 IGU replacement scope for Residential units by Columbia Seal has been **completed**.

Renewal on the replacement of the IGU's at Beach and Ocean lobbies and the commercial unit in Beach **remains in progress**.
3. **Gym Sound Abatement:** The sound abatement platform installed by Hush City as been removed and the Strata Council has advised that the final payment should not exceed 50% of the original quoted price due to the proposed solution being unacceptable and ineffective in mitigating the noise.
4. **Rainwater Leader:** The Strata Council will be reviewing all options and recommendations presented and arranging a consultation meeting with Woola Mechanical on an alternate non-destructive solution for consideration. A new committee will be formed for this specific project.
5. **Exterior Security Gate:** Additional quotes remaining pending. Council stressed urgency due to the increase with homeless activity.
6. **City of Vancouver Energy & Carbon Reporting:** Completed.

7. **Electric Vault Maintenance:** Houle Electric has rescheduled the vault maintenance to **September 25th and October 20th from 10:00 p.m. to 5:00 a.m.** During that time there will be limited power.
8. **Records Scanning:** Digitizing/scanning paper records currently in the site office will be further reviewed.
9. **Handicap Door Opener:** The installation at the gym has been **COMPLETED**.
10. **2 Year Warranty Review:** A report from Remdal was received with warranty work to railings that will get covered. Remdal suggested an epoxy alternative and is also able to quote on bench painting. Council agreed to have the Strata Manager obtain costs from Remdal.
11. **Garden & Ocean Tower Boiler Replacement:** Work in Ocean Tower has started and Garden Tower work will begin on September 2.
12. **Carpet Cleaning & Painting:** A full annual carpet cleaning proposal as been received. Council requested another quote for comparison. The Strata Manager will obtain another quote.
13. **Painting and Flooring:** A quote for lobby tile regrouting was requested by Council.
14. **Realtor/For Sale Sign:** Council agreed to review the proposed draft rules and finalize via email to then ratify at the next Council meeting.
15. **Pool Change Room:** Quotes are currently being prepared. Contractors were provided with a Council Member's contact to better understand the scope of work and design.
16. **E-bike/ Electric Scooter Charging:** The Strata Manger was requested to obtain an electrician to review a proposed area with Council and provide a quote for electric charging outlets for active transport devices to be located outside of the locked storage areas.

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.

CORRESPONDENCE

1. **Smoking Complaint on the 12th floor:** Council received a complaint from a resident about someone allegedly smoking on the property. After investigation from the site staff, it was not possible to determine the source of the smoke. Residents are reminded that LMS712 is a non-smoking site, which applies to all areas of the property, including inside individual suites.
2. **Leak Detection Technology:** The Strata Council received correspondence for the installation of a leak detection service for all suites. The Strata Council is not considering this at the moment, but owners are encouraged to obtain their own water detection devices as they are widely available at relatively low cost.

NEW BUSINESS

1. **Closing of the Garbage Chutes:** The Strata Council is currently considering closing the garbage chutes as there are many misuses mostly from garbage too big or awkwardly shaped to be sent down the chutes, which have bends. The Strata Council will continue to monitor the use of the garbage chutes but would like to see an improvement in behavior from residents or there will be consideration given to closing the garbage chutes entirely. Only landfill garbage in small well-tied bags is permitted. In addition, no potentially hazardous waste such as pet litter or diapers is permitted. Landfill waste bins are available in the recycling and organics rooms on P1.
2. **Fire Panel Upgrade:** Council was in receipt of proposal for upgrading the monitoring line to 4G or LTE. Please refer to Committee Reports, Elevator: Fire Safety System.
3. **C1 Convenience Store Unauthorized Common Property Alteration:** Council was made aware of unauthorized alteration performed by C1 with security bars that were installed outside rather than inside as previously approved. There was also a camera installed that was drilled directly on to the brick. The Strata Manager was advised to send violation letters to the suite.
4. **Gym Squat Cage:** Council discussed the possibility of obtaining a Bar Squat for the Gym as it was suggested by an owner that it could help with reducing the sound of dropped weights.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:08 p.m.

Next Meeting: October 28, 2025, at 4:00 p.m. electronic platform

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager

Per the Owners

Strata Plan LMS712

PC/rr

<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.



“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**

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

As easy as texting a friend.



Life, simplified.®

Scan here to
start chatting
with HODA





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.

