

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 ਉਲੰਘਾ ਕਰਵਾਓ

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

***Held on Wednesday, October 1, 2025 @ 4:00 p.m.  
Via Video Conference***

<b>COUNCIL IN ATTENDANCE:</b>	Andrew DeBenedictis	Vice-President
	John Thomson	Treasurer
	Kitty Morgan	Secretary
	Michael Assouline	Privacy Officer
	Mehrdad Dehghani	Member
<b>REGRETS:</b>	Daniel Wang	President
	David Golden	Member
<b>BUILDING MANAGER:</b>	Narendra Chandra	
<b>SENIOR STRATA MANAGER:</b>	François Beauchemin	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:
  - (a) Council requested the Strata Manager to confirm if the Fire monitoring upgrade currently underway will include 3G as it is now a mandatory industry requirement.
  - (b) Although the TKE Elevator Contract has been Terminated as of October 1, 2025, there are still outstanding deficiencies that were to be fixed by TKE (Elevator locking for penthouses and some bells and lights replacement/ repairs). The Strata Council requested the Strata Manager to reach out to TKE to have these items addressed. If not addressed by TKE they are to be fixed by Kone and the amount is to be deducted from TKE buyout invoice.

## **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 July and August 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. **ICBC Claim #CU47522-0:** Pending.

## **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:** We have currently paused the arbitration process with the CRT. The committee and the Owner of SL 185 met on September 19, 2025, to discuss the matter. Strata is now investigating the sewer vent stacks on the roof of OT. Milani was asked to scope these vents on September 26, 2025. The result will help determine the outcome of the case.

## **COMMITTEE REPORTS**

1. **Landscaping:** Trees for the tree replacement planting have been received. The Committee also walked the property with the Landscaping Maintenance provider.
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 project kick-off meeting is scheduled for October 29, 2025. The timeline coming from this meeting will determine when we should 1) rent portable toilets and for how long and 2) make space / other resources available for the project. We will also ask for an updated payment schedule

- **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 completed work at Garden Tower. Work in Ocean Tower, including 24/7 fire watch, is ongoing.

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 SL 26 has been approved.

5. **Bylaws and Rules:** Council is considering reviewing the allowed propane-related items on balconies.
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.

We have currently paused the arbitration process with the CRT. The committee and the Owner of SL 185 met on September 19, 2025 to discuss the matter. Strata is now investigating the sewer vent stacks on the roof of OT. Milani was asked to scope these vents on September 26, 2025. The result will help determine the outcome of the case.

2. **Common Property Maintenance – Doors/Windows:** The 2025 IGU replacement scope for Residential units by Columbia Seal is nearing completion.

Renewal is currently working on the replacement of the IGU's at Beach and Ocean lobbies and the commercial unit in Beach.

The Strata Council advised the Building Manager that the Pool Doors should be investigated as they may also have failed seals.

3. **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 have selected Woola Mechanical to perform the inspection of the drains and repairs. The investigation quote of \$1,556.10 and repair of \$19,634.00 has been approved and are to be paid as an emergency CRF expense.

4. **Security Gate Installation:** Council has received 3 quotes and one of the vendors is currently seeking permits with the City.

5. **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. Council approved an increase of \$100.
6. **2 Year Warranty Review:** The Strata Council received an email and quote from Remdal. The committee will review the email and provide the next step to the Strata Council.
7. **Garden & Ocean Tower Boiler Replacement:** Boiler replacement have been completed.
8. **Carpet Cleaning & Painting:** Council advised the Strata Manager to arrange for quarterly carpet cleaning and monthly spot cleaning for all towers with KS Cleaning.
1. **Painting:** A quote for painting Beach tower lower-level ceilings 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.
2. **Pool Change Room:** Following discussion, Council agreed repair and maintenance to the pool change room areas is essential to deal with the humidity issues.
9. **Electronic Bikes/ Scooters:** Council met with an electrician to have plugs added for scooter and bicycle charging stations to enable those without space in the storage rooms to comply with the battery charging bylaw. Council was advised that this will of necessity include the cost of some electrical upgrades and running conduit some distance.

#### **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 fireplace inspection. 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, Council agreed to proceed with bylaw enforcement with a decision to fine \$200 to all that missed the Fireplace inspection.

### **CORRESPONDENCE**

1. A Resident wrote to the Strata Council suggesting that the Strata Council start a Facebook group for the building. The Strata Council decline to do so as they support and encourage Owners to follow the proper process for addressing issues and concerns by reaching out to the Building Manager and/or the Strata Manager.

### **NEW BUSINESS**

1. **Winter Preventive Maintenance:** Council approved the quote from Community Fire for the Winterization.
2. **Budget 2026:** Council has started discussion in preparation for the Proposed Budget of 2026.
3. **Milani Domestic Recirculation Line:** Council approved the quote to repipe the recirculating line for Parking outside TH2 1500 Hornby at a cost of \$4,976.00 + GST.
4. **Snow removal Contract:** Council signed the Snow removal contract for 2025/26 with SnowPro.

### **TERMINATION OF MEETING**

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

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

**FirstService Residential BC Ltd.**

Francois Beauchemin  
Senior Strata Operations  
*Per the Owners*  
*Strata Plan LMS712*

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<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.



“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

*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 1,600 Canadian condominium and strata corporations representing over 235,000 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.

