

**IMPORTANT INFORMATION** Please have this translated

重要資料 請找人爲你翻譯

**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 Tuesday, November 25, 2025  
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 Golden	Member

**BUILDING MANAGER:** Narendra Chandra

**SENIOR STRATA MANAGER:** Francois Beauchemin FirstService Residential

---

The meeting was called to order at 4:05 p.m.

**BUILDING MANAGER'S REPORT**

Council reviewed the Building Manager's Report for the period of November 2025.

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Strata Council Meeting held October 28, 2025 as circulated. **CARRIED.**

**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.

If you have any questions regarding your account, please contact the Accounts Receivable Department at [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).

2. **Monthly Statements:** It was moved and seconded to approve the financial statements for October 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:** The following invoices were approved for payment by Strata Council:

- (a) **Fire Pump \$120,000:** The fire pump operating the fire mitigation sprinkler system was found to be at end of life and was deactivated. The Strata Council approved an emergency CRF expense of \$120,000 for the purchase of a new fire pump as well as the 24/7 fire watch which was legally required as a consequence of the shutdown, all to be paid out of the emergency CRF.

4. **ICBC Claim #CU47522-0:** Status remains pending from ICBC.

### **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.

1. **CRT Filing Strata Lot 185: Unit 1802:** No report.

### **COMMITTEE REPORTS**

1. **Landscaping:** The irrigation winterization was completed. Hedging of the trees has been completed and the Taxus was planted. Council would like to advise residents that the river rocks located outside the property can be donated to anyone wanting them.

2. **Elevators:** Council has approved the replacement of 24 batteries for the elevator's controller at a cost of 1189.46 + GST.

- (a) **Modernization:**

- (i) **Heavy car engineering assessment:** Council has approved the extra \$30,600 for engineering work for all 6 cabs because of missing blueprints from TKE. The Strata Corporation expects this expense to be deducted from the termination invoice of TKE.

- (b) **Fire Safety System:** The completion date is expected to be December 15<sup>th</sup>, 2025. The Strata Council asked the Strata Manager if the annual fire inspection could be combined with the inspection needed for the remaining fire upgrade suites to minimize disruption.

3. **Personnel:** The Salary increases for 2026 were provided to FirstService Residential for payroll processing.

4. **Renovation of 1006 Beach Tower & 2204 Beach Tower:** Approved by the Strata Council. Council also discussed the possibility of having Owners hire an engineer on behalf of the Strata Corporation to review and monitor extensive and complex suite renovations. The Strata Council requested the Strata Manager to have a bylaw drafted so that it can be discussed and voted at the next AGM.
5. **Bylaws and Rules:** No report
6. **EV Charging Infrastructure:** The summary report is currently ongoing. Owners are encouraged to complete the survey by Edwards Electric (the contractor preparing our EV infrastructure plan), sent out via FSR and our Building Manager, so that the plan for our future EV charging infrastructure can be completed.

### **BUSINESS ARISING**

1. **1501 Howe Street Tower "02" Drain/Odors Refer to CRT:** Six roof drains were inspected by Mr. Rooter, and the Strata Council is awaiting the report.
2. **Rainwater Leader:** Awaiting Woola scheduling (weather dependent).
3. **Exterior Security Gate:** The Permit request was rejected by the City as the plan was not in the correct format. The Contractor will have the plan resubmitted in the correct format.
4. **Records Scanning:** The scanning device has been purchased. The Strata Council must now decide on a process for the records to be electronically filed and securely stored.
5. **2 Year Warranty Review:** No update.
6. **Lobby Tiles Regrouting Quotes:** Council reviewed 3 quotes for the cleaning and sealing of the tile grout on the main floor. After discussion, Council approved the quote from COIT. The Strata Manager was asked to sign and schedule the work.
7. **Pool Changing Room Renovation:** Council currently holds 5 quotes and will discuss the next steps.
8. **E-Bike/ Electric Scooter Quote:** Council has received a quote for the electrification of 8 stations for scooters and e-bikes for the use of devices not stored in the bike rooms. Council may include this expense for a vote at the next AGM.
9. **Budget 2026:** Council continues to fine-tune the Budget for 2026.
10. **Winter Preventive Maintenance:** The winter preventive maintenance (to prevent pipe freezing) has been completed.
11. **Milani Domestic Line:** The Quote to repair the domestic supply line that caused the leak on the 8<sup>th</sup> floor has been approved. Currently awaiting schedule for the repair.

## **BYLAW VIOLATION REPORT**

**All possible bylaw violations** - The Strata 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.

## **CORRESPONDENCE**

1. ***Alleged Repeated Unprofessional Behaviour:*** Council received a complaint alleging unprofessional behavior by an independent contractor towards a resident. After investigation, the Strata Council advised that the contractor should be made aware of the complaint.
2. ***Reimbursement - Purchase of Ductless Dryer:*** Council approved the reimbursement a vent-less dryer, required as a result of a faulty vent duct, based on previous agreed amounts by the Strata Council.

## **NEW BUSINESS**

1. ***Columbia Seal Quote:*** Council approved a quote for \$1260 from Columbia Seal to replace and seal a vent that may have a water ingress issue.

## **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:33 p.m.

**Next Meeting:** January 27th, 4:00 p.m. via video conference

### **FirstService Residential BC Ltd.**

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

FB/ds

<p style="text-align: center;"><b><u>FSRConnect™</u></b></p> <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 style="text-align: center;"><b><u>Customer Care</u></b></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 style="text-align: center;"><b><u>Resident Support Services</u></b></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.

