

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 Tuesday, October 28th, 2025 @ 4:00 p.m.
Via Video Conference***

COUNCIL IN ATTENDANCE:	Andrew DeBenedictis	Vice-President
	John Thomson	Treasurer
	Kitty Morgan	Secretary
	Mehrdad Dehghani	Member
	Daniel Wang	President
	David Randy Golden	Member
REGRETS:	Michael Assouline	Privacy Officer
BUILDING MANAGER:	Narendra Chandra	
SENIOR STRATA MANAGER:	François Beauchemin	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:
 - a) **Drop Clothes and Boot Cover:** Council would like all vendor to be reminded that drop clothes and protective boot cover are to be use by all vendors.
 - b) **Fire Pump Failure:** The Strata Council was informed that the fire pump which operate the Sprinklers throughout the property has failed and need to be replaced. The Strata Council requested the Strata Manager to follow up with Community Fire for the quote and ETA.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on October 1, 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.

2. **Monthly Statement.** It was moved and seconded to approve the financial statement for September 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:** Fire Watch has been arranged 24/7 as the Fire Pump for the sprinkler system has been turned off due to a leak that cannot be repaired. The Fire Pump will have to be replaced.

4. **ICBC Claim #CU47522-0:** No update.

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:

1. **Civil Resolution Tribunal with Strata Lot 185:** No Update.

COMMITTEE REPORTS

1. **Landscaping:** Council has agreed to renew the Maintenance Contract with Para Space.

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 29th. The timeline coming from this meeting will determine when we should 1) rent the 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 is expecting to complete Ocean Tower by October 31st, including 24/7 fire watch, is ongoing. The project is about 30 days behind but should be completed by the end of 2025.

4. **Renovations:** Applications by Strata Lots SL 179 and SL 124 have been approved.
5. **Bylaws and Rules:** Council will add a Bylaw so that advertising is not to be allowed in the elevators. Council will also introduce a bylaw to address concern of vacate suite that might not be inspected on a regular basis.
6. **EV Charging Infrastructure:** No update.
7. **Bylaw Violation Committee Formed:** Council formed a committee that will review Bylaw Violation, violation replies and fines. The Strata Manager will be sending the violation report to the Committee for review and action.

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. Strata is now investigating the sewer vent stacks on the roof of OT. Mr. Rooter has been asked to investigate the issue within the coming weeks.

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.

- The Strata Council advised the Building Manager that the Pool Doors should be investigated as they may also have failed seals.
3. **Rainwater Leader:** Whoola is currently waiting for a weather window to complete the approved quotes.
 4. **Security Gate Installation:** Currently waiting for the vendor to obtain the permit from the city.
 5. **Records Scanning:** After many models were reviewed and evaluated the Strata Council approved the purchase of the Futjisu ScanSnap IX 1600 at a cost of \$863.
 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. **Carpet and Grout Cleaning:** Carpet Cleaning was completed, and regular quarterly maintenance has been scheduled. Council requested the Strata manager to reach out to Coit to have the Grout steam cleaned and sealed.
 8. **Painting:** No update.
 9. **Pool Change Room:** Council is currently reviewing quote for the renovation of the changing rooms.
 10. **Electronic Scooter:** Council is currently awaiting a quote.
 11. **Budget 2026:** The proposed Budget for 2026 was discussed.

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.

CORRESPONDENCE

1. ***Parking spot #68 and #69 Purchase/Rent***: Council reviewed the request of an owner wanting to purchase or lease parking stall #68 and #69 from the Strata Corporation. Council discussed the issue and denied the request.
2. ***Request for Mandatory Inspection of Vacant Suite***: Council received a request from an owner who is concerned that the vacant suite next to theirs was not being inspected on a regular basis. Vacant suite if not inspected regularly could have potential negative impact specially if a water leak for a while without being notice. Council advised that they will propose a new bylaw at the next AGM to address the issue.
3. ***Garden Plot on Beach Avenue***: Council was advised that because a garden plot that belongs to the city was "improved" by a Resident, the city will no longer maintain this small plot. The Strata Council will reach out to the city for clarification.
4. ***Monitors in the Elevator Cages***: Council received a letter from an Owner that stated that they were opposed to having monitors in the elevators.

NEW BUSINESS

1. ***Annual Patio Doors Lubrification***: Council advised that they treat patio doors lubrication on a case-by-case basis. Owners who have an issue with there patio doors are encouraged to reach out to the Building Manager where a list of suites will be created and address as needed.
2. ***Milani Maintenance Summary***: Council reviewed the maintenance Summary provided by Milani.
3. ***Tender for Parking Slab Resurfacing***: Council was presented with the tender result for the parking slab resurfacing and will budget accordingly in 2026.

TERMINATION OF MEETING

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

Next Meeting: Tuesday, November 25th, 2025, at 4:00 p.m. electronic platform

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Operations
Per the Owners
Strata Plan LMS712

FB/am

<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.

