

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, January 27, 2026
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 4:00 p.m.

BUILDING MANAGER'S REPORT

Council reviewed the Building Manager's Report for the period of December & January 2026.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held November 25, 2025, as circulated. **CARRIED.**

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.

If you have any questions regarding your account, just text "Hey HODA"! to 1-866-377-0779. HODA is FirstService Residential's Homeowner Digital Assistant, available 24/7.

2. **Monthly Statements:** It was moved and seconded to approve the financial statements for November 2025 and December 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:** None
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:** The Strata Council requested the Strata Manager to obtain a quote for the repair of the missing pipe.

COMMITTEE REPORTS

1. **Landscaping:**
 - (a) **New landscaping Maintenance Contract Signed.**
 - (b) **Boulevard Project Restoration Options:** Council reviewed the proposal from Para Space for the removal of the river rock and believe it is too expensive. Some of the Strata Council Members have volunteer to remove the rock and have them placed in a temporary location until it is decided what to do with them.
2. **Elevators: Modernization:**
 - (a) **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 fire panel upgrade project is now complete. The Fire pump replacement as also been completed.
3. **Personnel:** Council discussed options for filling the position formerly held by Danny Silverio, who has now retired.
4. **Renovation of SL116 Beach Tower & SL212 Beach Tower:** None
5. **Bylaws and Rules:** Council has reviewed the Bylaws to be added to the Strata Corporation AGM and have advised that the permitted use of propane heaters should be

removed from the bylaw (disallowed) and that the new engineer review suite renovation bylaw is to be included in the AGM package.

6. **EV Charging Infrastructure:** The summary report is ongoing. Owners have successfully completed the survey by Edwards Electric (the contractor preparing our EV infrastructure plan).

BUSINESS ARISING

1. **1501 Howe Street Tower "02" Drain/Odors Refer to CRT:** The Strata Council requested the Strata Manager to obtain a quote for the repair of the missing pipe.
2. **Rainwater Leader:** Awaiting Woola scheduling (weather dependent).
3. **Exterior Security Gate:** The Permit request was rejected by the City of Vancouver as the plans were not in the correct format. The Strata Council requested the Strata Manager to obtain a quote to have the plans converted to the required format.
4. **Records Scanning:** The committee is currently working on a process to have the records scanned and saved.
5. **2 Year Remdal Painting Warranty Review:** Awaiting weather window.
6. **Lobby Tiles Cleaning:** The lower lobby tile cleaning and sealing in Beach and Ocean towers has been completed.
7. **Pool Changing Room Renovation:** A resolution which will include renovation of the pool changing rooms will be presented to the owners at the upcoming AGM.
8. **E-Bike/ Electric Scooter Quote:** A resolution will be presented to the owners to install the infrastructure for E-bike and scooter charging at the upcoming AGM.
9. **Budget 2026:** The budget for 2026 has been completed and approved to be presented to the owners at the AGM.
10. **Milani Domestic Line:** The repair of the domestic line has been completed.
11. **Dryer Vent Investigation:**

This is a friendly reminder to please run **one additional dryer cycle** (using the *air dry* or *cool down* setting if available) after you have finished drying your clothes. This extra cycle helps ensure that any remaining **condensation within the dryer vent** is cleared out.

Taking this simple step helps reduce moisture buildup in the venting system, improves airflow, and minimizes the risk of mildew or blockages.

Thank you for your cooperation in helping maintain the building's ventilation system.

12. **Upgrading lighting in the Parkade:** No report

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. **Formal Letter of Complaint:** Council received a complain from an owner about ongoing noise complaints that are allegedly not being addressed by the Strata Corporation. After discussing, the Strata Council has agreed to hire an acoustic engineer (\$3,500) to investigate the claim and provide Council with a report.
2. **Reimbursement - Purchase of Ductless Dryer:** Council approved the one-time reimbursement for purchase of a vent-less dryer, required as a result of a faulty vent duct, based on the previously agreed amount of \$2,500.
3. **Gym Condensation:** Council received a complaint about excessive condensation in the gym. The Strata Council will investigate how to best address the issue.
4. **Problem with Trees in Condo Planters Affecting Views:** Council has reviewed the complaint of a common property tree that is obstructing the view of a unit. The Strata Council will investigate the possibility of pruning the tree.
5. **SL252 - Beach Tower - Review of additional move-in fees:** Council reviewed the request of a new owner for reversal of an extra security charge due to a longer move-in and late notice. After discussion, the Strata Council has declined the request to remove the charge.

NEW BUSINESS

1. **Dedicated 120V Circuit to Monitor Station:** A quote of \$2,833.50 was approved by the Strata Council.
2. **New SWTCH Agreement:** The new SWTCH agreement for management of the communal charging station was signed by the Strata Council.
3. **Universal Funding Agreement:** The agreement with BC Hydro was signed by the Strata Council.
4. **Zojacks System to Prevent Water Damage:** Council will seek further information.
5. **Gym Condensation:** To be discussed. See above.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:00 p.m.

Next Meeting: TBD, 4:00 p.m. via video conference

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

FB/cg

<p><u>FSRConnect™</u></p> <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><u>HODA</u></p> <p>Did you know we have a Digital Assistant called HODA, which allows self-serve options? Specific account information, answers to common questions and community documents, are available to you now!</p> <p>To start simply Text "Hey HODA" to 1-866-377-0779 or visit this link https://www.fsresidential.com/hoda/ and start the conversation online.</p>
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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.

