



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

सुदुही नऱऱवऱी विरुध वऱवे विऱे वेऱे िऱ दऱ ँऱुऱंऱ वऱवऱरि

MEMORANDUM

TO: The Owners, Strata Plan LMS712

DATE: March 10, 2026

FROM: Francois Beauchemin, Senior Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on **Tuesday, March 3, 2026**. Please read and retain them for future reference.

STRATA FEES:

Please be advised that strata fees have changed. The retroactive catch up/down fee and the new strata fees per the attached fee schedule start on p.23-27.

Please review payment options on p.5.

BYLAWS AND RULES:

The Bylaws and Rules passed at this meeting will be uploaded upon registration. You can access these through your **FSRConnect™** Association Documents.

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS712
888 BEACH**

*Held on Tuesday, March 3, 2026
Within Lobby of Ocean Tower
1501 Howe St,
Vancouver, BC*

Following registration that started at 6:30 p.m., certification of proxies and issuance of voting was completed.

QUORUM STATUS REPORT

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 257.42 eligible votes, 86 eligible votes represent quorum in this instance. At the commencement of the meeting, there were 38 eligible votes represented in person and 46 represented by proxy, for a total of 86 votes represented.

The quorum requirements have not been reached. With declaring a quorum not reached, the Strata Corporation adhered to the Strata Plan bylaws. In accordance with the Strata Plan Bylaw's, the meeting is adjourned for 10 minutes. At 7:10 p.m., the meeting was called to order with 41 owners in person and 46 owners by proxy assignment for a total of 87 eligible votes deemed as the legal quorum for the meeting. The quorum requirements had been achieved and the meeting proceeded.

CHAIRPERSON / INTRODUCTIONS

Daniel Wang, Council President who acted as Chairperson in accordance with the Strata Plan Bylaws. Introductions were made.

FirstService Residential BC Ltd. was represented by Francois Beauchemin who assisted with facilitating the Meeting in-person.

APPROVAL OF MEETING RULES OF PROCEDURE

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the Rules of the meeting.

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated February 10, 2026, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the agenda as distributed with the Notice of Meeting.

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held March 13, 2025, as previously circulated.

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

PRESIDENT'S REPORT

Council President, Daniel Wang discussed highlights from the fiscal year.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "A"
RATIFICATION OF RULES**

It was moved and seconded to bring the proposed resolution to the floor for discussion. The Majority Vote Resolution – Ratification of Rules reads as follows:

PREAMBLE: The Strata Council has added the following rule this year:

MOBILE PHONE CREDENTIALS

1. Mobile phone fob credentials (allowing a phone to be used like a button fob, but not for parkade gate access) are priced at \$15.00 each.
2. Each unique credential is valid for a single phone, cannot be shared, and will not migrate to a replacement phone.
3. Any credentials associated with an owner/resident will be cancelled if the owner/resident sells or moves out of LMS712.

WHEREAS: pursuant to Section 125 of *Strata Property Act* [S.B.C. 1998], Rules can be created or amended by council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a resolution passed by a majority vote (a) at that Annual General Meeting, or (b) at a special general meeting held before that Annual General Meeting;

WHEREAS: since the last Annual General Meeting Council amended the Rules for the building, and would now like the owners to approve them as contemplated by Section 125 of the *Strata Property Act* [S.B.C. 1998];

BE IT RESOLVED by a Majority Vote Resolution that The Owners, Strata Plan LMS712, in person or by proxy at this General Meeting ratify or approve at this general meeting the following Rules:

MOBILE PHONE CREDENTIALS

1. Mobile phone fob credentials (allowing a phone to be used like a button fob, but not for parkade gate access) are priced at \$15.00 each.
2. Each unique credential is valid for a single phone, cannot be shared, and will not migrate to a replacement phone.
3. Any credentials associated with an owner/resident will be cancelled if the owner/resident sells or moves out of LMS712.

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

After some discussion, the vote was called. The results were as follows:

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

REPORT ON INSURANCE

This important report on insurance was discussed in detail with owners and strata council. The strata manager on behalf of the chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation, including the strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with BFL and is insured for a replacement value of \$241,800,000 based on information contained in the insurance appraisal performed by Normac.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most strata insurance policies include additional living expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "B"
BUDGET**

Owners were referred to the proposed 2026 operating budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

WHEREAS The Owners, Strata Plan LMS712, have reviewed the proposed 2026 Operating Budget;

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS712, in person or by proxy at this General Meeting, approve the proposed 2026 Operating Budget.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

IMPORTANT FEE CHANGE

Please be advised that the strata fees have changed. The retroactive catch up/down fee and the new strata fee is per the attached fee schedule. The changed fees will commence April 1, 2026. If you are using ClickPay (automatic withdrawal), no action is required.

PAYMENT OPTIONS:

1. **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.



2. **Owners Who Pay By Online Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any catch up payment, if necessary, as per the attached fee schedule. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

3. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan LMS712, as well as any retroactive payment, if necessary, as per the attached fee schedule. Please include your strata plan and unit number on the subject line.

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.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "C"
CAPITAL IMPROVEMENT FUND**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “C” reads as follows:

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

PREAMBLE: The Capital Improvement Fund (“CIF”) is to be used for non-annual repair, maintenance and replacement of common property, common facilities and other assets. It also includes the fees paid to consultants, engineers and other experts who provide planning, oversight and expertise to complete the projects reported in the “CIF”. The “CIF” will be further funded by an annual appropriation that may be made to the “CIF” from the Contingency Reserve Fund. Investment income generated by the “CIF” is to be retained in the “CIF”. Expenses may be charged to the “CIF” if approved by a special resolution passed by a majority vote.

WHEREAS The Owners, Strata Plan LMS712 wish to conduct repairs to the parking membrane and the swimming pool washrooms, cleaning of the roof drain systems, replacement of the failed IGU’s (Insulated Glass Units), obtain advice and reports for Mechanical and Electrical System upgrades and Electric Vehicle (EV) charging capability in individual parking stalls and general major repairs as identified in the buildings and grounds located at 1501 Howe Street, 888 Beach Avenue and 1500 Hornby Street, Vancouver BC;

AND WHEREAS the *Strata Property Act of B.C.*, Section 96 permits a Contingency Reserve Fund expenditure approved first by a majority vote at an Annual or Special General Meeting if the repair, maintenance or replacement as recommended in the most current depreciation report for common property, common assets or the portions of a Strata lot for which the Strata Corporation has taken responsibility under section 72(3);

AND WHEREAS, the Depreciation Report dated July 5, 2023, identifies the repairs to the parking membrane and the swimming pool washrooms, and cleaning of the roof drain systems, replacement of the failed IGU’s (Insulated Glass Units), obtain advice and reports for Mechanical and Electrical System upgrades and Electric Vehicle (EV) charging capability in individual parking stalls and general major repairs as identified in the buildings and grounds located at 1501 Howe Street, 888 Beach Avenue and 1500 Hornby Street, Vancouver BC, as such expenditure for repair, maintenance, or replacement.

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS712 (the “Strata Corporation”), in person or by proxy at the General Meeting approve to spend under a Capital Improvement Fund \$900 000 (Nine Hundred Thousand) for the purpose of repairs to the parking membrane and the swimming pool washrooms, cleaning of the roof drain systems, replacement of the failed IGU’s (Insulated Glass Units), obtain advice and reports for Mechanical and Electrical System upgrades and Electric Vehicle (EV) charging capability in individual parking stalls and general major repairs as deemed necessary for the maintenance of Strata Corporation assets and to transfer from the Contingency Reserve Fund in the amount of \$620,000.

After some discussion, the vote was called. The results were as follows:

86 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "D"
ELEVATOR MODERNIZATION FUND**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “D” reads as follows:

PREAMBLE: The Owners, Strata Plan LMS712 approved a special levy in the amount of \$4.4 million on January 30, 2025 for the Elevator Modernization Project that included elevator modernization, fire safety system upgrades and security system upgrades.

When the Owners approved the \$4.4 million special levy and the elevator section of the Elevator Modernization Project was awarded to KONE, there were six years remaining on the elevator maintenance contract with the existing elevator vendor, TK Elevator (“TKE”), at a cost of approximately \$94,600 per year. As is standard practice in the elevator industry, a new elevator manufacturer will not allow a previous manufacturer to handle the maintenance of the new elevator system. Therefore, this switch over requires the buyout of the previous

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

TKE maintenance contract. TKE has agreed to reduce the buy-out of the maintenance contract to \$262,500 which is less than 50% of the amount that would have been paid for maintenance in each of the next six years.

The TKE buy-out was not included in the \$4.4 million special levy to keep the amount of the levy down. Council was aware of this requirement at the onset of the elevator modernization process. The intention was to pay the buy-out when the final amount was known from the Contingency Reserve Fund which has been built up over the years and will be replenished with savings as a result of reduced elevator maintenance costs in the next two years.

WHEREAS the Strata Plan LMS712 has received an invoice from TKE for the buyout of the maintenance contract in the amount of \$262,500 (Two hundred sixty-two thousand five hundred dollars);

AND WHEREAS the *Strata Property Act of B.C.*, Section 96 permits a Contingency Reserve Fund expenditure approved first by a majority vote at an Annual or Special General Meeting if the repair, maintenance or replacement as recommended in the most current depreciation report for common property, common assets or the portions of a Strata lot for which the Strata Corporation has taken responsibility under section 72(3);

AND WHEREAS, the Depreciation Report dated July 5, 2023, identified the elevator work, as such expenditure for repair, maintenance, or replacement and the TKE contract buyout is part of the elevator work;

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS712 (the "Strata Corporation"), in person or by proxy at the General Meeting approve the sum of \$262,500 (Two hundred sixty-two thousand five hundred dollars) for payment of the TKE maintenance contract buyout, such expenditure as a charge against the Contingency Reserve Fund.

After some discussion, the vote was called. The results were as follows:

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "E"
ELECTRIC SCOOTERS, E BIKES AND SIMILAR DEVICES
ELECTRICAL INFRASTRUCTURE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

PREAMBLE: Council is recommending the installation of an electric charging for bike and scooter alike section in the parkade. The first phase would have 4 charging stations with the possibility of adding 2 more in the future.

WHEREAS the Strata Council has reviewed options to support safe charging infrastructure for electric scooters, electric bicycles, mobility devices, and similar low-wattage electric personal transportation devices within the building's parkade;

AND WHEREAS the *Strata Property Act* [SBC 1998], Section 96 permits a Contingency Reserve Fund expenditure approved first by a majority vote at an annual or special general meeting if the expenditure is related to EV Charging;

AND WHEREAS the *Strata Property Act* [SBC 1998], permits a change in use of common property as it relates to EV Charging by a majority vote approval at an annual or special general meeting;

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS712 (the "Strata Corporation"), in person or by proxy at the General Meeting approve \$18,000 (plus applicable taxes) for the installation of

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

electrical infrastructure for electric scooters, electric bicycles, and similar devices in the parkade as well as the change in use of common property as it relates to EV charging, such expenditure as a charge against the Contingency Reserve Fund.

After some discussion, the vote was called. The results were as follows:

84 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
TUG AND TRAILER**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "F" reads as follows:

PREAMBLE: The Contingency Reserve Fund ("CRF") is to be used for non-annual repair, maintenance and replacement of common property, common facilities and other assets.

WHEREAS: The Owners, Strata Plan LMS712, pursuant to section 96 of the *Strata Property Act*, wish to purchase a TUG and trailer to facilitate the movement of garbage and recycling bins and totes from the site to the garbage pickup point on the street. The TUG will replace the existing tractor, and the new trailer will be compatible with the TUG;

AND WHEREAS the *Strata Property Act* [SBC 1998], Section 96 permits a Contingency Reserve Fund expenditure approved first by a 3/4 vote at an annual or special general meeting;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan LMS712 (the "Strata Corporation"), in person or by proxy at the General Meeting approve \$34,000 (thirty-four thousand) for the purpose of purchasing a TUG and trailer, such expenditure as a charge against the Contingency Reserve Fund.

After some discussion, the vote was called. The results were as follows:

86 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "G"
BYLAW AMENDMENT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "G" reads as follows:

PREAMBLE: The Bylaw changes mainly house keeping is being presented for Owners consideration and will require separate votes by the Residential and Non Residential strata lots for the bylaw amendments to be approved.

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 Vote Resolution of The Residential Owners and The Non Residential Owners, Strata Plan LMS712, in person or by proxy at the General Meeting that the bylaws of the Strata Corporation be amended as follows:

Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026

1. The bylaws, words, numbers and/or phrases identified in the bylaw package attached to this $\frac{3}{4}$ vote resolution by the use of “strike through”, for example “”, be repealed; and
2. The bylaws, words, numbers and/or phrases identified in the bylaw package attached to this $\frac{3}{4}$ vote resolution that are underlined and/ or written in colour and/or that are highlighted, with necessary renumbering as required, be adopted as amendments to the bylaws of the Strata Corporation.

Note: A separate vote by both the Residential and Non Residential must be passed for the bylaw amendment to be approved.

After some discussion, the vote was called. The results were as follows:

86 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL:

The Strata Manager on behalf of the Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting

The following persons agreed to stand for Council with thanks and appreciation from all Owners:

- Shona Moore
- Daniel Wang
- John Thomson
- Kitty Morgan
- Michael Assouline
- Mehrdad Dehghani
- David Golden

In order to be elected onto Council, each nominee must obtain at least a majority vote of Owners.

It was moved and seconded to elect the Council as a slate. The vote was taken, and the results are as follows:

87 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

The voting to elect your new Strata Council then took place. The following Owners will make up your 7 Strata Council as declared elected by achieving a majority vote:

- Shona Moore
- Daniel Wang
- John Thomson
- Kitty Morgan
- Michael Assouline
- Mehrdad Dehghani
- David Golden

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:07 p.m. **CARRIED.**

**Minutes of the Annual General Meeting
The Owners, Strata Plan LMS712
Held on Tuesday, March 3, 2026**

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

FB/cg

Enclosure

<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.

2026 AGM – President’s report

Good evening, everyone, and many thanks for attending this 2026 Annual General Meeting for LMS 712.

I will begin my report by thanking the individuals who have, throughout 2025, assisted Council in carrying out its duties, which are to name a few: to ensure the financial and structural integrity of this building, and to maintain a frictionless environment for the benefit of its residents.

First, I’d like to thank Narendra and his team of concierges, as well as the team from Just George. I’d also like to thank the committee volunteers who have worked hard behind the scenes on various projects, namely Simon Venner, Bryan Kirk and last but not least, Bev Andrews. And finally, my heartfelt gratitude goes out to my fellow Council Members – Andrew DeBenedictis, Kitty Morgan, John Thomson, Michael Assouline, Marco Dehghani and David Golden.

We also welcomed a new Property Manager in 2025 – François Beauchemin. Sadly, as with everything in life, some people

come, some people go. Danny Silvero retired earlier this year. We will organize a farewell get together for him in the warmer months. With great sadness, I also have to announce the retirement of Andrew DeBenedictis, our VP, from Council. Andrew joined Council in 2016 and has been fairness personified - always kind, never allowing emotions to cloud his assessment of any given situation, and forever willing to see things from another perspective. As a true scientist, Andrew would assess the facts at hand and would ask for clarification before giving his opinion. We wish Andrew and his wife, Jennifer, a well-deserved retirement from his years of community service.

I will now outline the main deliverables from this Council for 2025, as well as future actions for 2026:

Mechanical

- 1) Elevator Project – consisting of the Elevator Modernization, the Fire Panels and the Key Fobs. This project was approved at the January 2025 SGM.
 - a. All fire panels have now been upgraded.

- b. All key fob readers have been installed and new key fobs distributed to residents.
- c. KONE was awarded the elevator modernization contract after the January 2025 SGM. They were cheaper than the three other bids and offered 2 years of warranty after project completion. All the other competitors offered only one year.
- d. The elevator modernization is scheduled for completion in 2028.
- e. Engineers and contractors, as well as the mechanical parts will start arriving in April 2026.
- f. Most of the funds have now been collected for this project. Council thank owners for their prompt and timely payment.
- g. Maintenance of the existing and new elevators is included in the contract with KONE - the elevator company. This has started already and will continue for 2 years after the project is completed. There will be no extra charge for maintenance until 2030.

2) The diesel tractor that is used to haul our garbage and recycling bins needs to be replaced. We will ask you to vote on a resolution to replace it with an electric tug, which is quieter to operate, and less polluting.

Building Envelope

- As part of an ongoing maintenance program, Council approved the resurfacing of certain parkade sections, especially the turning areas and ramps. These are prone to more wear and tear than other parkade areas. This work was completed in February 2026 and will keep the parkade floors free of water ingress and corrosion.

Plumbing and Heating

- 1) The Plumbing committee is working on addressing several rainwater drain issues in order to mitigate future water damage to the building and owners' suites.
- 2) While our domestic piping system is not quite due for replacement, the Plumbing committee is also assessing the incidence of pinhole leaks, and is in discussion with plumbing experts for solutions when it will be time to act.
- 3) The issue of in-suite water escape is also a major concern to Council. The Plumbing committee is talking to various service providers that can supply remote shut-off solutions whenever water escape is detected in a suite. This will help

reduce our insurance premiums and keep the deductibles low. Council will communicate with owners later in the year on this topic for an informational meeting.

- 4) We replaced all hot water boilers in the complex with new and more efficient units.

Landscaping

- The city of Vancouver removed several tree stumps along Hornby Street and Beach Avenue. Council, through its Landscaping committee, is working on a solution to address this new situation.
- Our inner courtyard is doing very well, with all plants thriving.

Electric Vehicle Charging

- Council, through its EV committee, is working on the EV charging infrastructure. Once in place, owners will be able to have individual chargers installed directly at their parking stalls. Stay tuned.

Renovations

- The renovations committee has done a tremendous job monitoring in-suite renovations. The objective is to make sure all renovations are to code and do not impact the building or other residents. It is, however, an arduous task to keep track the various moving parts involved in this process. Council is considering hiring a firm of consultants who are experts in building renovations who will assist the committee in this process.

Security

- The Security committee's focus last year was the installation of security gates around the building, especially along Beach Avenue and Howe Street. This is to prevent vagrants from sleeping, relieving themselves or doing drugs in these vulnerable areas. You will be asked to approve the resolution on Capital Improvement tonight that includes the installation of these security gates.

Finally, a few words about the proposed budget that you will be asked to vote on today. The Finance committee, consisting of John Thomson, our Treasurer, and Bev Andrews, worked very hard to keep the budget increase under 5%. At a time when costs are increasing everywhere, Council made the conscious decision keep costs down while still keeping an eye on essential building maintenance.

This concludes my report.

Daniel Wang

Strata Council President LMS 712

Insurance:

For the first time since COVID, our insurance policy period closely matches our strata fiscal year end of December 31st. This allows the Finance committee to accurately budget for the insurance premium for the coming year.

We are currently experiencing a soft market in the insurance industry. This means that consumers have access to more affordable insurance premiums, particularly in the property sector. With the current war in Iran, however, 2027 might go back to a hard market, where premiums are higher.

Summary -

1. The premium for Dec 2025-2026 is \$328,615.
2. When compared to the previous 12 months, this is a 14% premium reduction.
3. The water damage and sewer back-up deductibles have dropped from \$75,000 to \$25,000.
4. Owners are encouraged to talk to their insurance agents or brokers regarding these lower deductibles so their corresponding coverage and premiums can be adjusted.

5. Owners should also review their earthquake deductible assessment coverage in view of the higher building replacement cost.

**V0712 LMS0712 - 888 Beach
Approved Annual Budget
Jan 01, 2026 to Dec 31, 2026**

<u>Account</u>	<u>Description</u>	<u>Approved 2026/2026 Budget</u> \$
OPERATING FUND		
ASSESSMENTS		
40000	Operating Fund Contribution	2,526,900
40030	Contingency Fund Contribution	700,000
TOTAL ASSESSMENTS		3,226,900
OTHER REVENUE		
42340	Miscellaneous Income	13,000
43000	Bylaw / Late Payment Fine	15,000
44130	Interest Income	5,000
TOTAL OTHER REVENUE		33,000
TOTAL REVENUE		3,259,900
EXPENSES		
ADMINISTRATIVE		
50000	Administration	14,000
52105	Printing / Stationery	14,500
TOTAL ADMINISTRATIVE		28,500
INSURANCE & TAXES		
53000	Insurance	335,000
TOTAL INSURANCE & TAXES		335,000
PROFESSIONAL FEES		
55065	Accounting / Audit / Tax Filing	9,900
55185	Engineering Services	30,000
55235	Legal Fees	25,000
55570	Management Fees	67,000
TOTAL PROFESSIONAL FEES		131,900
SALARIES & BENEFITS		
57105	Employee Benefits	21,000
58070	Building Manager Payroll	94,300
58102	Cleaning Janitorial Payroll	170,000
58152	Concierge Payroll	188,200
58610	Concierge Relief (Security)	55,000
TOTAL SALARIES & BENEFITS		528,500
UTILITIES		
59000	Electricity	107,000
59300	Gas	138,500
59740	Garbage and Recycling	80,500

**V0712 LMS0712 - 888 Beach
Approved Annual Budget
Jan 01, 2026 to Dec 31, 2026**

<u>Account</u>	<u>Description</u>	<u>Approved 2026/2026 Budget</u> \$
59800	Water Sewer	250,000
TOTAL UTILITIES		576,000
BUILDING & GROUNDS		
61955	Landscaping Interior	12,100
61960	Landscaping Exterior	87,000
TOTAL BUILDING & GROUNDS		99,100
MAINTENANCE & REPAIRS		
64115	Repair Maintenance	340,000
64120	Contracts & Permits	140,000
65415	Painting	32,000
65835	Boiler RM	24,000
65915	Elevator RM	13,600
66100	Mechanical Improvement	250,000
66690	Fire Equipment RM	80,000
67255	Supplies	27,000
67810	Window Cleaning	81,300
TOTAL MAINTENANCE & REPAIRS		987,900
RECREATION CENTER		
73852	Recreation Center RM	23,000
TOTAL REC CENTER OPERATIONS		23,000
OTHER EXPENSES		
76000	Contingency	700,000
TOTAL OTHER EXPENSE		700,000
TOTAL OPERATING EXPENSES		3,409,900
NET OPERATING INCOME/(LOSS)		(150,000)
OPENING BALANCE		
30400	Operating Fund - Opening Balance	396,746
ENDING OPERATING FUND BALANCE		246,746

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2026 to December 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/26 \$
1	T02 - 1500 Hornby Street	2,142	1,420.54	393.52	1,814.06	1,729.06	255.00
2	T03 - 1500 Hornby Street	2,133	1,414.58	391.86	1,806.44	1,721.79	253.95
3	T04 - 1500 Hornby Street	2,173	1,441.10	399.21	1,840.31	1,754.08	258.69
4	T05 - 1501 Howe Street	1,844	1,222.91	338.77	1,561.68	1,488.51	219.51
5	T06 - 1501 Howe Street	1,804	1,196.39	331.42	1,527.81	1,456.22	214.77
6	T07 - 1501 Howe Street	1,804	1,196.39	331.42	1,527.81	1,456.22	214.77
7	T08 - 1501 Howe Street	1,804	1,196.39	331.42	1,527.81	1,456.22	214.77
8	T09 - 1501 Howe Street	1,804	1,196.39	331.42	1,527.81	1,456.22	214.77
9	T10 - 1501 Howe Street	1,804	1,196.39	331.42	1,527.81	1,456.22	214.77
10	T11 - 1501 Howe Street	1,804	1,196.39	331.42	1,527.81	1,456.22	214.77
11	T12 - 1501 Howe Street	2,054	1,362.18	377.35	1,739.53	1,658.02	244.53
12	T13 - 1501 Howe Street	2,147	1,423.85	394.44	1,818.29	1,733.09	255.60
13	TH14 - 1501 Howe Street	2,028	1,344.94	372.57	1,717.51	1,637.04	241.41
14	T15 - 1501 Howe Street	1,474	977.53	270.80	1,248.33	1,189.84	175.47
15	T16 - 1501 Howe Street	1,477	979.52	271.35	1,250.87	1,192.26	175.83
16	C4 - 888 Beach Avenue	694	460.25	127.50	587.75	560.21	82.62
17	T01 - 1500 Hornby Street	1,639	1,086.96	301.11	1,388.07	1,323.03	195.12
18	301 - 1501 Howe Street	1,217	807.10	223.58	1,030.68	982.38	144.90
19	302 - 1501 Howe Street	1,172	777.26	215.31	992.57	946.06	139.53
20	303 - 1501 Howe Street	1,161	769.96	213.29	983.25	937.18	138.21
21	T17 - 1501 Howe Street	839	556.41	154.14	710.55	677.26	99.87
22	T18 - 1501 Howe Street	807	535.19	148.26	683.45	651.42	96.09
23	T19 - 1501 Howe Street	1,549	1,027.28	284.57	1,311.85	1,250.38	184.41
24	T20 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
25	T21 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
26	T22 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
27	T23 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
28	T24 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
29	T25 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
30	T26 - 888 Beach Avenue	1,005	666.50	184.63	851.13	811.25	119.64
31	C1 - 1500 Hornby Street	765	507.34	140.54	647.88	617.52	91.08
32	C2 - 888 Beach Avenue	798	529.23	146.60	675.83	644.16	95.01
33	C3 - 1501 Howe Street	737	488.76	135.40	624.16	594.92	87.72
34	401 - 1501 Howe Street	1,502	996.10	275.94	1,272.04	1,212.44	178.80
35	402 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
36	403 - 1501 Howe Street	962	637.99	176.73	814.72	776.54	114.54
37	404 - 1501 Howe Street	1,053	698.34	193.45	891.79	850.00	125.37
38	405 - 1501 Howe Street	1,571	1,041.86	288.62	1,330.48	1,268.14	187.02
39	408 - 1500 Hornby Street	942	624.72	173.06	797.78	760.40	112.14
40	409 - 1500 Hornby Street	1,024	679.10	188.12	867.22	826.59	121.89
41	407 - 1500 Hornby Street	683	452.95	125.48	578.43	551.33	81.30
42	406 - 1500 Hornby Street	714	473.52	131.17	604.69	576.35	85.02
43	501 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
44	502 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
45	503 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
46	504 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
47	516 - 888 Beach Avenue	1,075	712.93	197.49	910.42	867.76	127.98
48	515 - 888 Beach Avenue	945	626.71	173.61	800.32	762.82	112.50
49	514 - 888 Beach Avenue	896	594.21	164.61	758.82	723.27	106.65
50	513 - 888 Beach Avenue	896	594.21	164.61	758.82	723.27	106.65
51	512 - 888 Beach Avenue	896	594.21	164.61	758.82	723.27	106.65
52	508 - 1500 Hornby Street	942	624.72	173.06	797.78	760.40	112.14
53	509 - 1500 Hornby Street	1,026	680.43	188.49	868.92	828.20	122.16
54	510 - 1500 Hornby Street	680	450.96	124.93	575.89	548.91	80.94
55	511 - 1500 Hornby Street	713	472.85	130.99	603.84	575.55	84.87
56	505 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2026 to December 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/26 \$
57	506 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
58	507 - 1500 Hornby Street	903	598.86	165.89	764.75	728.92	107.49
59	601 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
60	602 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
61	603 - 1501 Howe Street	1,053	698.34	193.45	891.79	850.00	125.37
62	604 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
63	616 - 888 Beach Avenue	1,073	711.59	197.13	908.72	866.14	127.74
64	615 - 888 Beach Avenue	945	626.71	173.61	800.32	762.82	112.50
65	614 - 888 Beach Avenue	896	594.21	164.61	758.82	723.27	106.65
66	613 - 888 Beach Avenue	896	594.21	164.61	758.82	723.27	106.65
67	612 - 888 Beach Avenue	896	594.21	164.61	758.82	723.27	106.65
68	608 - 1500 Hornby Street	943	625.39	173.24	798.63	761.21	112.26
69	609 - 1500 Hornby Street	1,024	679.10	188.12	867.22	826.59	121.89
70	610 - 1500 Hornby Street	684	453.62	125.66	579.28	552.14	81.42
71	611 - 1500 Hornby Street	716	474.84	131.54	606.38	577.97	85.23
72	605 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
73	606 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
74	607 - 1500 Hornby Street	904	599.52	166.08	765.60	729.72	107.64
75	701 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
76	702 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
77	703 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
78	704 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
79	712 - 888 Beach Avenue	1,016	673.80	186.65	860.45	820.13	120.96
80	711 - 888 Beach Avenue	1,200	795.82	220.46	1,016.28	968.66	142.86
81	708 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
82	709 - 1500 Hornby Street	992	657.87	182.25	840.12	800.76	118.08
83	710 - 1500 Hornby Street	1,125	746.08	206.68	952.76	908.12	133.92
84	705 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
85	706 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
86	707 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
87	801 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
88	802 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
89	803 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
90	804 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
91	811 - 888 Beach Avenue	2,802	1,858.24	514.77	2,373.01	2,261.82	333.57
92	808 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
93	809 - 1500 Hornby Street	992	657.87	182.25	840.12	800.76	118.08
94	810 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
95	805 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
96	806 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
97	807 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
98	901 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
99	902 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
100	903 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
101	904 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
102	908 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
103	909 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
104	910 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
105	905 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
106	906 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
107	907 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
108	1001 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
109	1002 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
110	1003 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
111	1004 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
112	1008 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2026 to December 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/26 \$
113	1009 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
114	1010 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
115	1005 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
116	1006 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
117	1007 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
118	1101 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
119	1102 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
120	1103 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
121	1104 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
122	1108 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
123	1109 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
124	1110 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
125	1105 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
126	1106 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
127	1107 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
128	1201 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
129	1202 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
130	1203 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
131	1204 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
132	1208 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
133	1209 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
134	1210 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
135	1205 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
136	1206 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
137	1207 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
138	1301 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
139	1302 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
140	1303 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
141	1304 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
142	1308 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
143	1309 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
144	1310 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
145	1305 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
146	1306 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
147	1307 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
148	1401 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
149	1402 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
150	1403 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
151	1404 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
152	1408 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
153	1409 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
154	1410 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
155	1405 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
156	1406 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
157	1407 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
158	1501 - 1501 Howe Street	1,505	998.09	276.49	1,274.58	1,214.86	179.16
159	1502 - 1501 Howe Street	1,503	996.77	276.12	1,272.89	1,213.25	178.92
160	1503 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
161	1504 - 1501 Howe Street	1,055	699.66	193.82	893.48	851.61	125.61
162	1508 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
163	1509 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
164	1510 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
165	1505 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
166	1506 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
167	1507 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
168	1601 - 1501 Howe Street	2,207	1,463.65	405.46	1,869.11	1,781.53	262.74

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2026 to December 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/26 \$
169	1602 - 1501 Howe Street	2,215	1,468.95	406.93	1,875.88	1,787.99	263.67
170	1608 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
171	1609 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
172	1610 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
173	1605 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
174	1606 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
175	1607 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
176	1701 - 1501 Howe Street	2,207	1,463.65	405.46	1,869.11	1,781.53	262.74
177	1702 - 1501 Howe Street	2,215	1,468.95	406.93	1,875.88	1,787.99	263.67
178	1708 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
179	1709 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
180	1710 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
181	1705 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
182	1706 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
183	1707 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
184	1801 - 1501 Howe Street	1,736	1,151.29	318.93	1,470.22	1,401.33	206.67
185	1802 - 1501 Howe Street	1,745	1,157.26	320.58	1,477.84	1,408.59	207.75
186	1808 - 1500 Hornby Street	972	644.62	178.57	823.19	784.61	115.74
187	1809 - 1500 Hornby Street	990	656.55	181.88	838.43	799.14	117.87
188	1810 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
189	1805 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
190	1806 - 1500 Hornby Street	1,173	777.91	215.50	993.41	946.87	139.62
191	1807 - 1500 Hornby Street	1,126	746.75	206.86	953.61	908.93	134.04
192	1902 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38
193	1903 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72
194	1904 - 1500 Hornby Street	936	620.74	171.96	792.70	755.56	111.42
195	1905 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
196	1906 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
197	1901 - 1500 Hornby Street	936	620.74	171.96	792.70	755.56	111.42
198	2002 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38
199	2003 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72
200	2004 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
201	2005 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
202	2006 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
203	2001 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
204	2102 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38
205	2103 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72
206	2104 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
207	2105 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
208	2106 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
209	2101 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
210	2202 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38
211	2203 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72
212	2204 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
213	2205 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
214	2206 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
215	2201 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
216	2302 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38
217	2303 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72
218	2304 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
219	2305 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
220	2306 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13
221	2301 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54
222	2402 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38
223	2403 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72
224	2404 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
January 01, 2026 to December 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Jan-Mar/26 \$	
225	2405 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13	
226	2406 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13	
227	2401 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54	
228	2502 - 1500 Hornby Street	969	642.63	178.02	820.65	782.19	115.38	
229	2503 - 1500 Hornby Street	989	655.89	181.69	837.58	798.34	117.72	
230	2504 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54	
231	2505 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13	
232	2506 - 1500 Hornby Street	1,177	780.57	216.23	996.80	950.09	140.13	
233	2501 - 1500 Hornby Street	937	621.40	172.14	793.54	756.36	111.54	
234	2603 - 1500 Hornby Street	1,221	809.74	224.32	1,034.06	985.61	145.35	
235	2604 - 1500 Hornby Street	1,238	821.02	227.44	1,048.46	999.33	147.39	
236	2601 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
237	2602 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
238	2703 - 1500 Hornby Street	1,221	809.74	224.32	1,034.06	985.61	145.35	
239	2704 - 1500 Hornby Street	1,238	821.02	227.44	1,048.46	999.33	147.39	
240	2701 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
241	2702 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
242	2803 - 1500 Hornby Street	1,221	809.74	224.32	1,034.06	985.61	145.35	
243	2804 - 1500 Hornby Street	1,238	821.02	227.44	1,048.46	999.33	147.39	
244	2801 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
245	2802 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
246	2903 - 1500 Hornby Street	1,221	809.74	224.32	1,034.06	985.61	145.35	
247	2904 - 1500 Hornby Street	1,238	821.02	227.44	1,048.46	999.33	147.39	
248	2901 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
249	2902 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
250	3003 - 1500 Hornby Street	1,292	856.83	237.36	1,094.19	1,042.92	153.81	
251	3004 - 1500 Hornby Street	1,309	868.11	240.48	1,108.59	1,056.65	155.82	
252	3001 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
253	3002 - 1500 Hornby Street	1,582	1,049.15	290.64	1,339.79	1,277.02	188.31	
254	3102 - 1500 Hornby Street	2,383	1,580.37	437.79	2,018.16	1,923.60	283.68	
255	3101 - 1500 Hornby Street	2,383	1,580.37	437.79	2,018.16	1,923.60	283.68	
256	3202 - 1500 Hornby Street	2,383	1,580.37	437.79	2,018.16	1,923.60	283.68	
257	3201 - 1500 Hornby Street	2,383	1,580.37	437.79	2,018.16	1,923.60	283.68	
258	3302 - 1500 Hornby Street	2,383	1,580.37	437.79	2,018.16	1,923.60	283.68	
259	3301 - 1500 Hornby Street	2,383	1,580.37	437.79	2,018.16	1,923.60	283.68	
<hr/>			317,521	210,574.93	58,333.25	268,908.18	256,308.33	37,799.55

Total Annual Strata Fees (x 12 months) =

2,526,899.16 **699,999.00** **3,226,898.16** **3,075,699.96**

Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building's earthquake deductible.

How much Earthquake Deductible Assessment do I need?

$\frac{\text{Your Unit Entitlement}}{\text{Total Unit Entitlement}}$	\times	$\left[\text{Strata Earthquake Deductible} \% \times \text{Strata Building Value} \right]$
$=$		$=$
$\left[\frac{\text{Your Unit Entitlement}}{\text{Total Unit Entitlement}} \right]$	\times	$\left[\text{Strata Earthquake Deductible} \% \times \text{Strata Building Value} \right]$
$=$		$=$
$= \$$		Earthquake Deductible Assessment

DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client's properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers' advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.