

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, March 31, 2026
Via Video Conference*

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Shona Moore	Secretary
	John Thomson	Treasurer
	Kitty Morgan	Vice-President
	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.

ELECTION OF OFFICERS

1. Daniel Wang - President
2. Kitty Morgan - Vice President
3. John Thomson - Treasurer
4. Shona Moore - Secretary
5. Michael Assouline - Privacy Officer

BUILDING MANAGER'S REPORT

Council reviewed the Building Manager's Report for the period of March 2026.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held February 19, 2026, as circulated. **CARRIED.**

FINANCIAL REPORT

1. **Review of Accounts Receivable:** Owners are reminded that strata fees are due on the 1st of each month. Council thanks all Owners who have paid their monthly strata fees in full and on time. Council has decided to apply bylaw infraction fines and interest for late strata/levy payments on any strata lot in arrears per the Strata Plan Bylaws. Council further agreed to pursue 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 January and February 2026. The 2026 budget approved by owners at the March 3, 2026, Annual General Meeting, is not reflected in these financial statements. The budget will be included in the financial statements from March 2026 onward.

Strata Fees: The new strata fees for January to December 2026 will be collected beginning April 1, 2026. The fees due on April 1 will include a catch-up amount for January, February and March. Refer to the AGM minutes for the strata fees applicable to your unit.

All owners who are currently on automatic debits for strata fees will not have to do anything related to payment of the new 2026 amounts. The payments will automatically be debited to your bank account. Owners **who are not on automatic payments** should ensure that the new amounts are paid on April 1st.

3. **Report on Unapproved Expenditures:** None
4. **ICBC Claim #CU47522-0:** Status remains under consideration at ICBC.
5. **GIC:** Council approved the investment of \$300 000 from the Operating fund in a 1-year thirty-day redeemable GIC at 2.8% interest.

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 Corporation on the recommendation of the Strata Corporation lawyers have sent a proposed settlement to the Owners of SL 185.

COMMITTEE REPORTS

1. **Landscaping:**
 - (a) **Boulevard Project Restoration Options:** Council has advertised the river rock on Facebook Marketplace and interest has been shown.
2. **Elevators: Modernization:** The contractor sought permission to work between 6:00 a.m. and 3:30 p.m. while ensuring that no noisy work is done prior to 8:30 a.m. Council has

tentatively agreed to this proposed schedule but reserves the right to change the hours of operation if the early work significantly interferes with residents' quiet enjoyment of the early morning hours.

3. **Personnel:** Council discussed options to fill the position formerly held by Danny Silverio, who has now retired.
4. **Renovations:** The renovations of suites #910 and #704 have been approved by Council.
5. **Bylaws and Rules:** None.
6. **EV Charging Infrastructure:** The final EV Ready Plan has been received and is being reviewed.
7. **Water Detection and Shut Off Systems:** The Committee has reviewed two water detection and shut-off systems: Zojacks and Bays Technology. These two systems have been pre-approved by BFL Insurance for reduced insurance premiums at nearby stratas. BFL has advised us that there would be premium reductions for our strata when a system is installed. Our strata's water deductible is already very low at \$25,000. Premium savings may also be available to individual owners.

Members of the Committee have followed up on two references provided by Zojacks where the system has been installed, and they will follow up on a reference to be provided by Bays Technology.

If an Owner is aware of other water detection systems installed in stratas and can provide contact information to Narendra Chandra, Building Manager, the committee will consider following up on additional systems. We would also like to know of any systems that have been investigated by and/or installed in other stratas that were not successful.

BUSINESS ARISING

1. **1501 Howe Street Tower "02" Drain/Odours:** Refer to CRT.
2. **Rainwater Leader:** Awaiting Woola scheduling (weather dependent).
3. **Exterior Security Gate:** Council approved the quote from A One Building Maintenance Services Inc for \$39,073.50. The amount is to be paid out of the Structural fund (CRF).
4. **Records Scanning:** The Committee is currently working on a process to have records scanned and saved.
5. **2-Year Remdal Painting Warranty Review:** Awaiting weather window.
6. **Upgrading lighting in the Parkade:** The lights requiring replacement will be counted so that a proper quote can be obtained.
9. **Tug & Trailer:** The fifty percent deposit for the new Tug and Trailer to replace the current tractor system has been paid and a discount of \$1500 was received by the Strata. The Tug and Trailer is expected to arrive in about 6 weeks.

BYLAW VIOLATION REPORT

The Strata Council directed the Strata Manager to issue bylaw violation letters, including reference to the potential fine(s) to the relevant Owner/Tenant against whom a complaint is made. All materials related to such will be reviewed in depth by Council at a Strata Council meeting. Any necessary investigations and/or decisions related to enforcement will be made by majority decision of the Council.

1. **1708 Move-in charges appeal:** Council reviewed the request and advised that the fine will remain.
2. **Unit 610 - 1500 Bylaw violation fine appeal:** Council reviewed the request and advised that the fine will remain.
3. **Unit 3202 - 1500 Hornby bylaw violation fine appeal:** Council reviewed the request and advised that the fine will remain.

CORRESPONDENCE

1. **Request from swimming instructor to rent our Pool for small scale private swimming lessons:** Council reviewed and declined the request.
2. **Request for Maintenance schedule be sent to all residents at the beginning of the year:** Council reviewed the request to have an annual maintenance schedule provided to all residents for planning purposes. Council declined the request as the dates for maintenance are regularly subject to change.
3. **Garden Tower inside light complaint:** Council reviewed a complaint about a very bright light from inside another suite shining into the complainant's suite. The allegation is that the light is causing a nuisance. The Strata Manager was advised to send a friendly reminder to dim the light.
4. **Hello Fresh and Telus requests for booths:** Council received several requests for promotional kiosks in the lobby. Council declined the requests.
5. **Complaint regarding overgrown bamboo:** Council received a complaint regarding some bamboo that is overgrown and obstructing the view from another suite. Council asked the Strata Manager to send a friendly reminder to ensure that the bamboo is potted so that roots do not damage common property, and to have the Bamboos trimmed.
6. **Claim of Theft reported to Council:** Council received a letter alleging a theft of items from a suite. VPD has been contacted. The Strata will cooperate fully with the VPD investigation.
7. **Wire cut in the fence surrounding the garbage area:** Council reviewed a report from a resident that the garbage fence has been cut. Council advised that no further action is required at this time.

8. **Drain cleanout access installation request in Unit 605 or Unit 606:** Council received a request to install a cleanout access in the rainwater drain pipe behind the walls in suites #605 or #606. Council requested the Building Manager to obtain a quote from Milani.

NEW BUSINESS

1. **Broken or Loose Window Vent Handles:** Recently, there have been reports from residents of water ingress at some windows. Upon investigation, it was determined that the window vent handles were broken or loose. In some cases, the holes in the window frame were stripped where the vent handles were located.

Residents should check the handles on all windows and report any that are broken or loose to the Building Manager. It will be the Owner's responsibility to pay for the new handles and the installation costs.

The strata has a supply of the appropriate handles. They are available from the Building Manager. Installation of the handles and other repairs can be arranged through the Building Manager.

2. **High Voltage Conversion:** Council received a contract proposal from Houle Electric in the amount of \$82,627.55. Prior to signing the contract, Council will obtain written confirmation from BC Hydro that the Strata will be reimbursed for the full amount. Council will also confirm the process we must follow to receive the reimbursement from BC Hydro.
3. **Fire Monitoring Panel Upgrade:** Council approved the required fire panel monitoring quoted at \$15,806. The work has been completed. Council advised that this should be paid out of the Structural fund (CRF).
4. **Pool Renovation:** The pool renovation quote of \$54,915 from One Building Services has been approved. Council approved the deposit to be paid from the Structural Fund.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:07 p.m.

Next Meeting: April 28, 2026, at 4:00 p.m.

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

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<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.



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.





“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.®

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