

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, April 28, 2026 @ 4:00 p.m.
Via TEAMS***

COUNCIL IN ATTENDANCE:

Daniel Wang	President
Kitty Morgan	Vice-President
John Thomson	Treasurer
Shona Moore	Secretary
Michael Assouline	Privacy Officer
Mehrdad Dehghani	Member
David Golden	Member

HEARING/OBSERVERS: Strata Lot 77 Owner

STRATA MANAGER: Francois Beauchemin FirstService Residential

The meeting was called to order at 4:00 p.m.

HEARING

Background: SL 77 owner had received a friendly reminder from the Strata to address a glare emanating from a light fixture in SL 77 that was the subject of a complaint from another owner. That complaint included a photograph taken from the other owner's unit to illustrate the problem.

SL 77 owner wrote to the Strata Council stating that he had taken steps "to mitigate any glare and ensure that it does not interfere with the enjoyment of neighbouring units, in accordance with Bylaw 4/1(b)."

New complaint: SL 77 owner complained that the neighbouring owner, by taking the photograph, severely breached the privacy rights of SL 77 owner and family.

SL 77 owner attended the meeting to discuss his privacy concerns relating to the picture. He emphasized that a member of his family was unsettled by the knowledge that pictures were taken of their bedroom. He also stated that had the roles been reversed, he would not have taken a picture, but would have spoken with the Building Manager and asked for information about the glare and how to proceed. Finally, he asked that copies of the photographs be destroyed.

The Strata Council agreed to delete its copies of the photograph. The Strata Council also clarified that no person's image was captured in the photograph. They also noted that they will develop a Privacy Policy for the Strata Corporation to provide guidance to Owners.

At the end of the hearing, the Owner was advised that a decision letter will follow.

(SL 77 Owner left the meeting at 4:17 p.m.)

A reminder to all owners, tenants, occupants, and visitors of their obligation to respect the privacy of others within the community. Any conduct that interferes with a resident's reasonable expectation of privacy may be considered inappropriate and inconsistent with the Strata's bylaws and standards of conduct.

All residents and visitors are expected to always act in a respectful and considerate manner. Failure to do so may result in further action pursuant to the *Strata Property Act* and applicable bylaws.

Thank you for your cooperation in maintaining a respectful and privacy-conscious living environment.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on March 31, 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. The Council thanks all Owners who have made their monthly strata fee payments in full and on time. A decision was made by Council to apply a 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 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 Statement:** It was moved and seconded to approve the financial statement for March 2026. **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. **Vendors Review:** Council is currently reviewing the rate cards of several vendors in an effort to keep the Strata Corporation's costs as low as possible.
4. **Report on Unapproved Expenditures:** There are no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of any unapproved expenditures.
5. **ICBC Claim #CU47522-0:** No report

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 awaits a response to its settlement offer.

COMMITTEE REPORTS

1. ***Landscaping***: The committee continues to look at way to improve the look of the landscaping on the boulevard. Questions have arisen as to what can be done since it is City property.

2. ***Elevators Modernization***: Elevator #1 in Beach Tower will be out of service for an estimated 100 days.

A recycling company has been found to recycle some of the parts of the elevator which will create some revenue for the Strata Corporation.

The committee will discuss the type of floor to install in the new elevators.

3. ***Personnel***: No report.
4. ***EV Charging Infrastructure***: The committee attended a very informative webinar on the steps necessary for the EV readiness infrastructure of the parkade. The webinar was recorded so that other members of Council can review it.
5. ***Water Detection and Shut Off Systems***: The committee continues to review the systems offered by Zojacks and by Bays Technology. There will be more on-site meetings to determine all additional water sources that should be monitored such as the shut offs for each floor, the townhouses and suites with two sets of intake pipes, and the mechanical rooms.

A third vendor, Milani, expressed interest in bidding on this project and did a site visit with the Building Manager on April 27. The committee has requested more information and references from Milani for the system this company proposes to install.

BUSINESS ARISING

1. ***Rainwater Leader***: Schedule for May - weather dependent.
2. ***Exterior Security Gate***: Deposit was provided to the vendor and drawings are currently in progress.
3. ***Records Scanning***: No report.
4. ***2-Year Remdal Painting Warranty Review***: The Strata Council noted that some of the new membrane in the parkade had already been damaged. The Building Manager will reach out to RDH and Remdal to have this addressed under warranty.

5. ***Upgrading Lighting in the Parkade:*** Light fixtures have been counted and will be sent to the electrician for a quote.
6. ***Tug & Trailer:*** The new Tug and Trailer has been delivered.
7. ***Pool Renovation:*** Deposit has been provided to the vendor. The work is expected to start in May 2026. Note that both the changing room and bathroom will be closed during the project. The pool is open while work is underway. Access to the pool is by the door nearest the concierge desk or from the stairs down from the gym entryway.

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 complaints received for alleged bylaw violations. All materials related to such will be reviewed by the Strata Council. All investigations and/or decisions related to enforcement will be made by majority decision of the Strata Council.

CORRESPONDENCE

1. ***Resident Request to Limit Floor Access:*** A resident who suffered an alleged theft requested that all floors be accessible only to residents of that floor. This is not something that the current security system is able to do.
2. ***SL39 Complaint About Ongoing Gym Door Noise:*** Council will investigate the noise issue with the Building Manager to determine whether it is possible to reduce the door noise.
3. ***SL2 Request to Install a Door Knocker:*** Owner would like to install a door knocker on the street door of the townhouse. The Owner will be asked to provide a photo before the request is approved. The Strata Council will develop a standard so that future requests can follow guidelines that maintain the property's aesthetic.

NEW BUSINESS

1. ***Fire Protection Quote Review:*** Council is currently reviewing quotes from fire protection vendors.
2. ***AC/Heat Pump/Cooling Feasibility Discussion:*** The City of Vancouver now permits these units on balconies, subject to some restrictions. The renovation package available from our Building Manager contains clear guidelines developed by the renovation committee and passed by a general meeting. There are other cooling options available to owners which avoid making permanent changes to the building. Owners may inquire about these other options by contacting the Building Manager.
3. ***Estimate from Columbia Seal:*** The estimate of \$186,000.00 for this year has been approved and shall be paid out of the Structural Fund.
4. ***Community Fire Deficiencies Quote \$3,170.00:*** Council approved the quote from Community Fire for deficiency repairs.

5. **Amazon Door Delivery:** Amazon seeks permission to install a system that provides it with access to the building so deliveries can be made to individual doors. Council will investigate the program.
6. **Fire Alarm/ Enunciator for Pool and Gym Areas:** Council requested the Strata Manager to seek a quote from another vendor to install these (not required by code at the time of construction, but now seen as a safety necessity by Council), as Community Fire has not responded.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:59 p.m.

Next Meeting: Tuesday, May 25th, 2026 at 4:00 pm via Zoom

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

FB/db

<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.

