

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, May 26, 2026 @ 4:00 p.m.
Via Video Conference***

COUNCIL IN ATTENDANCE:

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

REGRETS: John Thomson Treasurer

SENIOR STRATA MANAGER: Francois Beauchemin FirstService Residential

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

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on April 28, 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 paid their monthly strata fee payments in full and on time. The 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. The Council further agreed to pursue 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 March 2026 financial statement. **CARRIED.**

Owners wishing to view the most recent financial statement are encouraged to log onto **FSRConnect™**. The financial statement can be viewed by logging in to your account, clicking on "Forms and Documents," then "Financial Documents," and selecting the desired file.

3. **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.
4. **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. **Committee Work and Purpose of Council's Monthly Meetings:** To ensure that the Council makes efficient use of its meeting time, Council members are reminded that Committee members gather the facts, make reports of their progress, and bring recommendations for action to the Council. The Council receives the reports and recommendations and can accept them or refer matters back to the Committee for further work.
2. **Landscaping:** The committee continues to explore ways to improve the appearance of the boulevard landscaping. Questions have arisen about what can be done, given that it is City property. Two options include planting shrubs or applying bark mulch. The committee was asked to explore whether Para Space will provide a warranty that plants will survive on the boulevard and to report back with recommendations at the next Council meeting.
3. **Elevator Modernization:** The project is running slightly under budget. The Strata Corporation collects scrap metal from the project and sells it for a fee. The elevator governor cable, currently being updated, was taken off-site by Kone rather than disposed of in the metal scraps bin. The Council asked the Building Manager to pursue the return of the cable or compensation in lieu.
4. **Personnel:** No report.
5. **EV Charging Infrastructure:** The Committee continues to gather information and asks the Council to establish a timeline for this project before the work is put out for tender. Daniel Wang and Marco Dehghani volunteered to join the Committee.
6. **Water Detection and Shut Off Systems:** The Committee is reviewing the systems offered by three vendors including on-site inspections of in-suite water intake pipes in suites in the towers and the townhouses and visits to the mechanical rooms to determine the additional water sources that should be monitored.

One vendor has been asked to do a second on-site visit because their clamp-on valves did not fit into the confined space in one of the suites and it was a very tight fit in another

suite. We want the vendor to review more suites to determine if their valves will work for all suites in the strata.

The strata's insurance provider, BFL Canada, was contacted to ensure that the three vendors we are reviewing are approved by the insurance companies. At present, the system offered by one of the vendors has not been reviewed and approved. This vendor has been advised by the Committee to contact BFL Canada to undergo the review and approval process as the strata will only consider approved vendors. The Committee wants to ensure that all systems it reviews comply with BFL Canada's Flowguard Water Detection Program and that the strata will be eligible for future discounts on insurance premiums after a water detection and shut off system is installed.

BUSINESS ARISING

1. ***Rainwater Leader:*** Replacement of the Rainwater Leader between SL197 and SL191 is completed. The Council awaits quotes for work on the remainder of the Leader.
2. ***Exterior Security Gate:*** The project plans have been submitted to the City of Vancouver for the Strata Corporation to obtain a Development Permit. The lead time for this permit is estimated to be between 6 and 9 months.
3. ***Records Scanning:*** No report.
4. ***Remdal Painting Warranty Review:*** The 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. The Council also discussed the need to review the location of the speed bumps on the Gate #2 ramp.
5. ***Upgrading Lighting in the Parkade:*** The Council decided that this work is not urgent and moved this project to the Future Projects list.
6. ***Tug & Trailer:*** The Trailer has been delivered. The new Tug will arrive the first week of June. The Council will consider whether to keep or sell the old tractor. The Council noted that if the tractor is kept, it must be insured.
7. ***Pool Changing Room Renovation:*** The changing rooms are expected to be completed by mid-June.
8. ***Fire Protection quotes review:*** This item is deferred to the next Council meeting.
9. ***Amazon Direct Delivery Program:*** The Strata Council will have this item on the agenda for discussion at the next AGM.

BYLAW VIOLATION REPORT

All possible bylaw violations - The Strata Council directed the Strata Manager to issue bylaw violation letters, including reference to possible fine(s) to the relevant Owner/Tenant against whom a complaint is made. All materials related to such will be reviewed by the 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. ***C1 Alteration Application Letter response:*** The Council decided not to issue a fine but asked that the tenant be provided with information about the signage bylaw.
2. ***No Entry Violation Reply SL257:*** The Council reviewed the request not to fine and not to chargeback the service call to the suite. After discussion, the Strata Council decided that the fine and chargeback should remain.
3. ***#SL44 Howe St - Outstanding Balance on Strata Account:*** The Council reviewed the Owner's request to have the fines related to Strata fees arrears cancelled. After discussion, the Strata Council agreed to reduce the fines to \$200.

CORRESPONDENCE

1. ***Beach Tower Lobby Carpet:*** The Council receive an Owner's request to have the carpets in Elevator lobbies replaced with tile. After discussion, the Council decided that other capital projects are more of a priority at this time.

NEW BUSINESS

1. ***FSR Annual Management Fee Signed:*** The Management fee for 2026/27 has been signed by the Strata Council.
2. ***Various Milani Quotes:*** The Council approved several regular maintenance mechanical repairs totalling \$12,737 since the last Council meeting.
3. ***Sanitizer Stations:*** The Council decided to maintain the sanitizer stations.
4. ***Goose Control:*** The Council discussed a significant issue with Canada Goose droppings in the courtyard. The droppings are unsightly and unhygienic, requiring constant work by maintenance staff to remove them. A Council member was asked to investigate non-lethal options to deter geese and to bring recommendations back to the Council.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:49 p.m.

Next Meeting: Tuesday June 30th, at 4:00 p.m. via Zoom

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

FB/vm

<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 1,600 Canadian condominium and strata corporations representing over 235,000 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.

