IMPORTANT INFORMATION Please have this translated	重要資料 請找人爲你翻譯
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	これはたいせつなお知らせです。 どなたかに日本語に訳してもらってください。
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG *Xin nhờ người dịch hộ*	**ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

MINUTES
STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS712
888 BEACH

Held on Wednesday, July 8th, 2026* @ 4:00 p.m.
Via Video Conference

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 (left early)
REGRETS:	None	
SENIOR STRATA MANAGER:	Francois Beauchemin	FirstService Residential
STRATA MANAGER:	Tanya Hook	FirstService Residential

**The meeting originally scheduled for Tuesday, June 30th, 2026, was rescheduled to Wednesday, July 8th, 2026*

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

HEARING

A hearing was scheduled at the request of SL 254 tenant regarding a chargeback fee and bylaw fine for not providing suite access during a fire inspection. SL 254 tenant did not attend the hearing. After discussion, the Council decided not to rescind the chargeback and fine.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on May 26, 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 April and May 2026 financial statements. **CARRIED**.

   Owners wishing to view the most recent financial statement are encouraged to log onto **FSR*Connect*™**. 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. The Council directed the Manager to remove this item from future Council meeting agendas until a response is received from ICBC.

REPORT ON LITIGATION

The *Strata Property Act* requires that all Owners be notified as soon as possible of any legal action involving the Strata Corporation.

1. ***CRT Filing Strata Lot 185***: The Strata Corporation is awaiting a formal response to its settlement offer.

COMMITTEE REPORTS

1. ***Landscaping***: The committee reported that an Owner, Mahshid McVea, has volunteered to join the committee. The Council approved the quote #1132 to add water restriction tree bags to the trees on the Boulevard and approved adding water restriction tree bags to the courtyard trees and trees in the common area planters.

2. ***Elevator Modernization***: The committee reported that the "random stopping" issue with Elevators # 2 and #3 is scheduled for further assessment. Elevator #1 modernization is underway and is expected to be back online within the proposed timeline next month. The Council assigned a member to review and finalize the choice of tiles for the Elevator cabs.

   The next elevator scheduled for modernization is Elevator #2. This will impact move-ins and move-outs. The Council discussed providing a Notice to residents requesting that moves be delayed during the project, or, if a delay is not possible, that the Strata be given as much notice as possible.

   The committee is disputing a $10,000 tariff fee on this project.

3. ***Personnel***: No report.

4. ***EV Charging Infrastructure***: No report.

5. ***Water Detection and Shut Off Systems***: During the past month, three vendors have been on site to inspect the intake pipes in some units and to visit the mechanical rooms in the complex to determine the additional water sources that should be monitored.

   The Committee would like to thank the Owners who made their units available for the site visits by the vendors and Committee members to review their water intake pipes. The space surrounding water intake pipes is not the same in all units, so these inspections provided crucial information to the vendors and the Committee.

   Proposals from three vendors were received and are being reviewed by the Committee. Additional information has been requested from all vendors.

   The three vendors that submitted proposals to the strata are on the BFL Insurance approved vendor list. This is important because any water detection and shut off system that is installed in the strata must be approved by BFL in order for the strata to be eligible for future reductions in insurance premiums and for owners to possibly be eligible for premium reductions on their insurance policies.

   The Committee will meet with the strata in July to review and compare the details of the three proposals.

BUSINESS ARISING

1. ***Exterior Security Gate***: This is in progress and currently awaiting a Development permit.

2. ***Records Scanning***: No report. The Council directed the Manager to remove this item from future Council meeting agendas unless it is brought forward by the Council.

3. ***Remdal Painting Warranty Review***: The Council directed the Manager to schedule the required touch-ups.

4. ***Upgrading Lighting in the Parkade***: No report.

5. ***Tug & Trailer***: The new EV Tug and Trailer are in use. The Council is considering selling the old tractor. The Council noted that if the tractor is kept, it must be insured.

6. ***Pool Renovation***: There are some deficiencies left to complete; the fans are being tested, and Miliani is preparing a proposal regarding the shower water temperature for Council to review.

7. ***Fire Protection Quotes Review***: Council reviewed the Royal City Fire proposal for annual fire protection. The Council approved changing to Royal City Fire if the new fire panel warranty remains in place and will be handled by the new vendor.

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. ***Unauthorized Item - SL 48***: The Council agreed to fine SL 48 for improper storage of a bike in a common area.

2. ***Noise Complaint Dogs Barking***: The Council agreed to fine SL 216 regarding a noise complaint due to dogs barking.

3. ***SL 145 Outstanding Balance on Strata Account***: The Council agreed to fine.

4. ***SL 157 Outstanding Balance on Strata Account***: The Council agreed to fine.

5. ***SL 205 Outstanding Balance on Strata Account***: The Council agreed to fine.

6. ***SL 235 Outstanding Balance on Strata Account***: The Council reviewed the Owner's request to rescind the fine imposed for an unpaid special levy fee. After discussion, the Strata Council agreed the fine should remain.

7. ***SL 178 Move-in Charges and Violation Reply***: The Council reviewed the request not to apply the late booking fee, Sunday move fee and fine to the suite. After discussion, the Strata Council decided not to rescind the late booking fee, Sunday move fee and fine.

8. ***SL 162 Balcony Water Escape Violation Reply***: The Council reviewed the request not to impose a fine for causing water to escape from their balcony onto the balcony below. The Council rescinded the fine and determined that further investigation is required.

   Residents are asked to notify the Concierge immediately of any water escaping onto their balcony so the source can be investigated without delay.

9. ***SL 254 Chargeback and Fine Reply***: The Council reviewed the tenant's request not to apply the chargeback fee and fine to the suite. After discussion, the Strata Council decided that the chargeback and fine should remain.

10. ***SL 197 Storm Drain***: See Below "*Storm Drains*" under "*New Business*".

CORRESPONDENCE

1. ***Visitor Bike rack*:** The Council directed the Manager to issue a Notice reminding residents that the Visitor's bike parking is only for the use of Visitor's bikes.

2. ***Townhouse 20 Patio Planter Problems***: This report has been referred to the Landscaping committee.

3. ***ICBC renewal***: This was renewed.

4. ***Drain Backup concerns****:* The drain cleaning has been scheduled. This occurs annually and the Council directed the Manager to schedule this twice a year.

NEW BUSINESS

1. ***BECA Report Approval***: The Council approved the BECA Report and directed the Manager to obtain the final report from RDH.

2. ***Security Camera Quote #5544***: The Council approved the installation of the light and motion sensor in the proposed area.

3. ***Milani Drainage Hydro Flushing Quote #8985***: The Council approved this quote and directed the Manager to schedule the service. Residents will be provided with notice accordingly.

4. ***IR Scan Quote***: This was approved.

5. ***Storm Drains***: The Council is meeting with a vendor on July 9 to review their proposal to address the storm drains.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:57 p.m.

Next Meeting: Tuesday, July 28, 2026 at 4:00 p.m. via Video Conference

FirstService Residential BC Ltd.
Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

FB/sm

FSRConnect™	**HODA**
A self-serve community portal that offers the following residential services: • Resident Documents • Amenities • Account Payments Register here: https://portal.connectresident.com/#/registration	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! 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.

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.

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.

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