

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 ਉਲੱਥਾ ਕਰਵਾਓ

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS712
888 BEACH**

***Held on Tuesday, July 28, 2026, at 4:00 p.m.
via Video Conference***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Kitty Morgan	Vice-President
	John Thomson	Treasurer
	Michael Assouline	Privacy Officer
	Mehrdad Dehghani	Member
	David Golden	Member
REGRETS:	Shona Moore	Secretary
SENIOR STRATA MANAGER:	Francois Beauchemin	FirstService Residential
BUILDING MANAGER:	Narendra Chandra	LMS712 – 888 Beach

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 July 8, 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 June 2026 financial statements. **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.

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 Strata Council reviewed and tentatively approved a quote for \$3,626.00 for the addition of tree water bags for the remaining trees if the City changes the current water restriction from Level 2 to level 3.

The Council also reviewed 2 quotes, one for drop irrigation upgrades and the other for boulevard landscaping improvements for a total of \$15,000.00. Council advised that this will be presented to the Owners for a vote at the next AGM.

2. **Elevator Modernization:** The Elevator Committee met with the elevator consultant and contractors on Friday, July 17, 2026.
 - a. The project is running on schedule and on budget.
 - b. Elevator 1 in Beach Tower is scheduled to be back in operation in early September.
 - c. Work on electronics for Elevator 1 has caused an ongoing elevator malfunction in elevators 2 and 3. This should be resolved once Elevator 1 comes back online.
 - d. KONE has also reprogrammed Elevators 2 and 3 in the meantime, to limit the random stops. This has improved the ride on the way up, with fewer random stops being observed.
 - e. Residents have been informed of both this issue and the timeline for resolution in a communique distributed by email and posted in the elevators.
 - f. Residents have also been informed of the upcoming decommissioning of elevator 2. They will need to plan for future move-ins and move-outs since elevators 1 and 3 are smaller and may not accommodate larger items.
 - g. The Elevator Committee was advised that random stops are not expected to occur when work starts on the Ocean Tower elevators.
 - h. Council is working with a tiler to replace the cracked flooring in all elevators.

- i. Council is still working with KONE regarding the tariffs that were invoiced to Strata earlier in the year.
 - j. The committee is disputing a \$10,000.00 tariff fee on this project.
 - k. The Council also reviewed two quotes for the tiling of the elevator and approved the lowest one from Cross Carpentry for \$11,655.00.
3. **Personnel:** No report.
4. **EV Charging Infrastructure:** No report.
5. **Water Detection and Shut Off Systems:** The Committee met with the Strata Council in July to review and compare the details of the proposals from three vendors. Further discussions will be held with the vendors regarding costs.

BUSINESS ARISING

- 1. **Exterior Security Gates and Light Sensors:** This is in progress and currently waiting for a development permit.
- 2. **Upgrading Lighting in the Parkade:** No report.
- 3. **Pool Washroom Renovation:** The pool washroom renovations have been completed.
- 4. **Fire Protection Quotes Review:** Council have advised the Strata Manager to sign the 3 years agreement by Royal City Fire.
- 5. **Drainage Hydro Flushing:** Council reviewed a second quote from Woola to have the hydro-flushing performed. After discussion it was decided to approve the Woola quote as it included a more complete and thorough scope of work.
- 6. **IR Scan:** Scheduled on August 10, 2026.
- 7. **Storm Drain and Mechanical Contract:** Council is currently gathering information to have a study completed of the as-built Storm Drain pathways so that the best long-term solution can be undertaken.

Council has also formed a small subcommittee to have the current Preventive Maintenance by Milani reviewed and also obtain a second quote from Woola.

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.

CORRESPONDENCE

1. ***SL57 – Request for Information Regarding Flooding Incidents:*** Council reviewed a request for information regarding history of leaks and steps taken to address the issue short and mid-term. After discussion the Strata Council asked the Strata Manager to seek legal guidance on the request.
2. ***Drainpipe Maintenance:*** Council reviewed a few letters questioning the adequacy of the Strata Corporation's actions in addressing drainpipe leaks. The Strata Council would like to remind Owners that, when an incident takes place, professionals are always dispatched promptly and that all recommendations made after the investigation are implemented.
3. ***Damage to SL 34 and Refund of Deductible:*** Council reviewed the request of an Owner regarding the reimbursement of their insurance deductible and repairs to their unit allegedly cause by a leak from a common area pipe. After discussion the Strata Council advised that it follows legal opinions from Clark Wilson that any damages in amounts less than the amount of the Strata Corporation's Insurance Deductible are an Owner's responsibility. The Strata Corporation is responsible for initiating emergency restoration.
4. ***Lobby Repair Options – 1500 Hornby:*** Council reviewed options to have the lobby repaired and advised the Strata Manager to go with the least expensive option.
5. ***Elevator Disaster:*** Council reviewed a letter from an Owner about the elevator #2 and #3 recent challenges. The issue was brought to the attention of Kone and they have made adjustments to address the issue as best as they can for the moment given the age of the old equipment, which is obsolete and not fully compatible with the modern components being installed.
6. ***Indemnity Agreements:*** Approved for Units 704 and 1705.

NEW BUSINESS

1. ***Parkade Membrane Peeling in Certain Areas:*** Council reminded the Building Manager to have RDH and Remdal work together to have the current warranty defect on the parkade membrane addressed.

TERMINATION OF MEETING

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

Next Meeting: Tuesday, August 25, 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/co

FSRConnect™

A self-serve community portal that offers the following residential services:

- Resident Documents
- Amenities
- Account Payments

Register here:

<https://portal.connectresident.com/#/registration>

HODA

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 *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.

