

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, August 25, 2026
Via ZOOM***

COUNCIL IN ATTENDANCE:	Daniel Wang	President
	Kitty Morgan	Vice-President
	John Thompson	Treasurer
	Shona Moore	Secretary
	Michael Assouline	Privacy Officer (Not present at Hearing)
	Mehrdad Dehghani	Member
	David Golden	Member
SENIOR STRATA MANAGER:	Francois Beauchemin	FirstService Residential
BUILDING MANAGER	Narendra Chandra	888 Beach
PRESENT FOR HEARING ONLY	Owner Strata Lot 057	
	Ms. Allyson Baker	Legal counsel for LMS 712

The meeting was called to order at 3:35 p.m.

HEARING

Further to the request for a hearing from an Owner of Strata Lot #57, the Council heard from the Owner. The Owner left at 3:45 p.m. The Council discussed the Owner's requests and then made the following decisions:

- The Owner's request for reimbursement of certain expenses arising from the leak into their Strata Lot was declined.
- The Council would provide the Owner with updated information regarding the status of drainage repairs.

(Strata Lot 057 Owner left the meeting at 3:45 p.m.)

BUILDING MANAGER REPORT

Council reviewed the Monthly Report for August.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held July 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 made their monthly Strata fee payments in full and on time each month.

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 June 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 in to your account, clicking on "Forms and Documents," then "Financial Document," and then 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 has reached a settlement with the Owners of Strata Lot 185 in CRT Dispute number ST-2023-000461. The settlement has been reached on the basis that neither of the parties admit to liability and it is a compromised agreement between the parties to resolve the CRT Dispute.

COMMITTEE REPORTS

1. **Landscaping:** No report
2. **Elevators: Modernization:**

The Elevator Committee met with the elevator consultant and contractors on Friday August 21.

- The project is running on schedule and on budget.
- Elevator 1 in Beach Tower is scheduled to be back in operation the first week of September, following the final inspection by Technical Safety BC.
- Work on Elevator 2 in Beach Tower will start once Elevator 1 is back in operation.
- Elevator 1 now has new flooring to replace the previously cracked floor tiles. The cab floor was also reinforced to limit future cracks in the new tiles. All 5 remaining elevators will get new tiled floors once they are modernized.
- Residents of the top 3 floors of Beach Tower will be able to access their respective floors via key fob. This feature will be activated as each cab becomes operational.
- Owners will be asked to vote on individual floor access via key fob for the rest of the building at a separate meeting. This feature is currently not enabled.
- Regardless of the outcome of that vote, programming will be such that outside visitors will be limited to access only their hosts' floor once they enter the elevators.
- The Committee and contractors also noted a reduction in the elevators experiencing random stops. That was after KONE reprogrammed both Elevators 2 and 3 in July.

3. **Personnel:** No report

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

5. **Water Detection and Shut Off Systems:** The Council reviewed water detection and automatic shut-off systems offered by three vendors. ZoJacks was selected as the best option for the Strata.

An information meeting and demonstration of the ZoJacks system will be held on Thursday, September 10, 2026, at 7 p.m. in Ocean Tower lobby.

There will be a Special General Meeting October 19, 2026, for Owners to vote on a resolution for a special levy to fund the project. Payments on the special levy will be in four monthly instalments commencing January 1, 2027. The cost to each Owner will be approximately \$3.00 per Unit Entitlement.

When the special levy is approved by Owners on October 19, 2026, installation of the system will commence in November 2026. The installation of the ZoJacks system in November 2026 will guarantee 2026 pricing from the vendor and make the Strata eligible for a discount on the insurance premium for next year. Owners should also contact their personal insurance companies for discounts on their premiums.

6. **Plumbing report:** Council approved the preventive maintenance program from Milani, who will be responsible for all mechanical systems. Woola has also been contracted to provide preventive maintenance for the sump pump system, roof drains, and plumbing lines, including hydro-flushing of the plumbing stacks, on a biannual basis.

7. **Renovation approval:** Council approved the renovation for Strata Lot 235.

BUSINESS ARISING

1. **Exterior Security Gate + Motion sensor:** Awaiting Development permit:
2. **Upgrading lighting in the Parkade:** No update
3. **Fire Protection quotes review:**
 - (a) Enunciators installation in the pool Area. **COMPLETED**
4. **IR Scan: COMPLETED**
5. **Parkade Membrane Peeling in Certain Areas:** Remdal completed the resurfacing of peeling areas under warranty.

BYLAW VIOLATION REPORT

All possible Bylaw violations - The Council directed the Strata Manager to issue Bylaw violation letters with possible fine(s) to the applicable Owner/Tenant for any complaints received for alleged Bylaw violations. All materials related to such will be reviewed in depth by the Strata Council at the upcoming Meeting. Any necessary investigations and/or decisions related to enforcement will be at the majority direction of Strata Council.

1. **Strata Lot 176 Outstanding Balance on Strata Account:** The Council agreed to fine.
2. **Strata Lot 203 Outstanding Balance on Strata Account:** The Council agreed to fine.
3. **Strata Lot 249 Outstanding Balance on Strata Account:** The Council agreed to fine.
4. **Strata Lot 251 Outstanding Balance on Strata Account:** The Council agreed to fine.
5. **Strata Lot 023 Smoking:** The Council reviewed the Owner's response. After discussion, the Council decided not to impose a fine. Owners are reminded that no smoking is permitted in strata lots, or on limited or common property.
6. **Strata Lot 252 Pet lunging at another Resident in the elevator:** The Council reviewed the response to an alleged violation letter regarding a dog that had lunged at another person in the elevator. After reviewing the video evidence and the letter from the resident of Strata Lot 252, the Council decided that the dog should be muzzled when on the Strata Common Property.

CORRESPONDENCE

1. **Water damage to Strata Lot 018:** The Council reviewed the request of an Owner to have the Strata Corporation pay to repair damage from water egress into their suite. The Council reviewed the correspondence from the Owner and declined to do so.

2. **Complaint re noise in courtyard and kicking soccer balls off fences:** The Council reviewed multiple complaints about noise in the courtyard and soccer balls being kicked off fences. The Council reminds everyone that all residents have the right to the quiet enjoyment of their suite. Please be considerate of your neighbours. If an incident arises, please bring it to the concierge's immediate attention.
3. **Lobby carpet, 24th floor:** The Council reviewed a request to improve the common hallway flooring on the 24th floor. The Council thanks the Resident for their suggestion; however, no action will be taken at this time.
4. **Clothing Moth Traps:** The Council reviewed a report of moths in some hallways and storage locker rooms. The Council advised the Strata Manager to contact our pest control contractor.

NEW BUSINESS

1. **Audit 2025:** The Council has approved the 2025 Audit.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:32 p.m.

Next Meeting: September 25th, at 4 p.m. by video conference.

FirstService Residential BC Ltd.

Francois Beauchemin
Senior Strata Manager
Per the Owners
Strata Plan LMS712

FB/sa

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.



“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.

