

**MINUTES OF COUNCIL MEETING**  
**STRATA PLAN LMS-712**  
**888 BEACH**

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**HELD**                    On Wednesday, April 27, 2011 at 4:30 p.m. in the Meeting Room,  
1501 Howe Street, Vancouver, B.C.

<b><u>PRESENT</u></b>	Colin McDougall	(President)	# 711 - 888
	Mike Gallagher	(Vice President)	#1709 - 1500
	Pat Dairon	(Secretary)	# 706 - 1500
	Rob Skene		# T2 - 1500
	Craig Dailly		# 613 - 888

<b><u>REGRETS</u></b>	Wenda Deane		TH#26 - 888
	Bev Andrews	(Treasurer)	#1505 - 1500

**STRATA AGENT**    Sylvia Brewer, Vancouver Condominium Services Ltd.

The meeting was called to order at 4:35 p.m.

**BUILDING OPERATIONS SUPERVISOR REPORT**

The report was reviewed by council.

**MINUTES**

It was moved, seconded and carried to adopt the minutes of the March 30, 2011 council meeting, as circulated with the following amendments:

<b><u>PRESENT</u></b>	Wenda Deane	TH#26 - 888
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<b><u>REGRETS</u></b>	Pat Dairon	(Secretary)	#706 - 1500
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**FINANCIAL REPORT**

1. **Monthly Statement:** After review and discussion, it was moved, seconded and carried to adopt the March, 2011 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statement should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.

2. Account Balances: The current balances for the 3<sup>rd</sup> month as at March 31, 2011 in the appropriate funds are as follows:

- Total Cash Balance \$ 973,929.70 (Including CRF Balance)
- CRF Balance \$ 341,964.39 (Contingency Reserve Fund)

3. Arrears: Council Treasurer, Bev Andrews, reported there are 48 owners who have not paid their special levies. The total amount is \$135,000.

Owners are reminded that the Special Levy of \$750,000 was approved at the Annual General Meeting on February 2, 2011. This means the entire levy amount was due on February 2<sup>nd</sup>, but as a matter of convenience only, owners were given the option of paying the levy in four (4) equal payments on March 1<sup>st</sup>, April 1<sup>st</sup>, May 1<sup>st</sup> and June 1<sup>st</sup>. As it now appears, a significant number of owners have failed to pay, council decided to send letters to all owners in arrears advising they will be fined for breach of bylaw 2.3 if full amounts owed remain unpaid. Council also decided to apply this policy to special levy payments which remains unpaid on June 1<sup>st</sup> and in relation to all special levies in the future.

**Owners are urged to ensure that any payments owing be sent directly to Vancouver Condominium Services. Owners are reminded that an automatic debit may be set up from their personal bank account to ensure that strata corporation fees are received on the first of each month. Please call the agent if you require further information.**

4. Invoices: Council approved the following invoices for payment:

- RDH Building Engineering \$ 7,479.06 Period ending March 31, 2011.
- Clark Wilson \$ 140.00 Legal services.
- Synergy Mechanical \$ 708.40 Exhaust fan repair.
- Synergy Mechanical \$ 834.40 Unit #C1 – pipe leak repair.
- Overhead Door \$ 875.04 Howe Street gate repair.
- Extreme Glass \$ 1,355.20 #1706 – emergency call-out and broken glass repair.
- West Cost Horticultural \$ 369.60 Tree and laurel removal – roof top planter at #516.
- TEK Roofing \$ 879.20 31<sup>st</sup> floor balcony membrane investigation.
- DeCaigny Construction Services \$ 830.48 Leak exploration and wall repairs for suite #811.

5. Audit: The agent advised that there were still several questions to be answered before the draft audit is completed.

## **BUSINESS ARISING**

### 1. Special Project Committee (SPC):

Phase I: A meeting with RDH is scheduled for the first week in May for further discussions of the schedule and the window replacement program. Council also discussed drafting a letter for residents advising of the upcoming work schedule and reminding them that during the next five to six months, there will be a number of inconveniences including construction noise, scaffolding, elevator padding being left up in one elevator in Beach Tower and limited parking on P1. Scaffolding that has recently been erected on the courtyard side of Beach Tower is to provide access to areas for contractors to review prior to preparing quotes and repairs.

### 2. Structural Maintenance and Repairs in Progress:

- Unit #516 – Deck Remediation: TEK Roofing has been on site and work should be completed in the first week of May, weather dependent.
- Ocean Tower 405 – Deck Membrane: TNC has been on site working on these repairs.
- Beach Tower – 31<sup>st</sup> Floor – Membrane Remediation: A quote from TEK Roofing for \$35,150 plus HST has been accepted by council. Work is scheduled to begin the beginning of May.

### 3. Landscaping: No report.

### 4. P1 Parkade Signage: This item was deferred.

### 5. 888 Beach Website: Work in progress.

### 6. #401 – Backup: The agent reported that Westrim Plumbing is unable to provide a quote until they open up the ceiling of the suite below this unit to find the direction of the drains possibly causing the backup. They would then attempt to find a location where the piping could be cut and altered. After review and discussion, council decided that as there have only been the two incidents and a notice has been sent to owners regarding the use of excessive amounts of laundry soap, the situation will be monitored before cutting open the ceiling of the suite below #401.

## **CORRESPONDENCE**

*Owners are invited to write council via the management company regarding any strata matters.*

1. #807 – Sprinkler Modification: Council approved the request from the owner of unit #807 in terms of their application dated March 28<sup>th</sup> to move several sprinkler heads in his suite. The Alterations Committee has reviewed the request and recommended approval conditional upon Effective Fire Prevention, the strata supplier, be used for the installation. The agent was instructed to advise the owner.
2. #406 – Hardwood Floor Installation: Council approved the request from the owners of unit #406 in terms of their application dated April 15<sup>th</sup> to install hardwood flooring. The Alterations Committee has reviewed the request and recommended approval. The agent was instructed to advise the owners.
3. A letter was received from an owner requesting permission to have five windows in his unit replaced as he has the unit up for sale, and advising he is willing to pay for the window replacements and attached a quote from Extreme Glass for the window replacements. After review and discussion, council approved his request on the basis the owner will be reimbursed in the same amount the strata pays when the window project is completed. The owner will be asked that he delay this installation until further discussion can be had with RDH Engineering. The agent was instructed to advise the owner and request a delay of a couple of weeks before proceeding.
4. A letter was received from an owner concerning the double door on the first floor of Beach Tower, the double garage gate from P1 to P2, and the garbage cans previously that were located at the parking level elevator lobbies. In reply to the first concern, as these are fire doors, technically they should be both closed at all times. One door is propped open during the day for the owners' convenience. Regarding the parking garage gate; the purpose of two gates is for increased security and agreed to by the owners some time ago. On the third concern, the agent advised that she has instructed the building operations supervisor to replace the missing garbage cans on all parkade levels. A letter advising the owner accordingly will be sent.
5. A letter was received from an owner requesting confirmation that their windows with failed seals are on the list. The agent will review the list and advise the owner accordingly.
6. A letter was received from an owner in reply to a bylaw violation complaint about garbage being left in the stairwell area and advising that this occurred as a result of a miscommunication by his son to his son's friend as to where garbage was to be disposed of. The owner apologized for this mistake and the inconvenience to the neighbours. After review and discussion, council agreed to accept the apology and not fine the owner.
7. A letter was received from an owner advising of a noise disturbance. The agent advised council that a letter has been sent to the offending owner.

8. A letter was received from an owner requesting a detailed statement of the maintenance and renewal plan voted on at the AGM in February and further information on the process for awarding the Vancouver Condominium Services management contract. This owner raised several questions regarding the March financial statements and advised of concerns regarding the concierge staff. The agent was instructed to obtain more specific details regarding staff concerns, to reply to her questions on the March financials and to advise that council's response regarding the management contract has not changed from their April 5<sup>th</sup> letter.

## **NEW BUSINESS**

1. Community BBQ: During discussion of the request that a community BBQ be set up in the courtyard, several concerns came to light, namely the location, BBQ smoke and food smells, noise from owners having parties in the courtyard, safety, liability and cleaning of the BBQ after use. Council decided not to consider installing a community BBQ in the courtyard at this time.
2. Power Washing of the Townhouse Steps: After further review and discussion, the agent was instructed to have the building operations supervisor proceed with this task as soon as possible and will advise the BOS upon his return from vacation.
3. Courtyard Gate Repairs: After review and discussion of quotes for repairs to the courtyard gate, the agent was instructed to have DeCaigny Construction Services supply and replace the plexiglass gate panels and install new bumper stops, at the quoted price of \$585 plus GST.
4. Sauna Repair: The agent advised that she awaits a quote for the actual heating unit for the sauna and will present to council for their consideration as soon as it is received.
5. Life Fitness Treadmill: After review of the report from Exer-tech council decided not to replace the life fitness treadmill at this time as there is no money in the budget.
6. Handicap Parking: The agent advised council that an issue had arisen from one residents' continued use of the handicap parking stall. After discussion, the agent was instructed to arrange for a different stall for this resident who requires a more accessible stall. This will allow residents or guests temporary parking in the handicap stall on P1.
7. Boiler Low Water Cut-offs: The agent presented a quote from Synergy Mechanical to replace four low water cut-offs for the cost of \$1,880 plus HST. After review and discussion, the agent was instructed to have Synergy Mechanical proceed with this repair.

8. #507 Sink Back-up: On the evening of April 18<sup>th</sup> a resident on the 5<sup>th</sup> floor reported a sink back-up. Westrim Plumbing was called to attend and the agent was advised that someone in an "07" unit in Beach Tower had possibly flushed kitty litter down their toilet and caused the sink overflow in the 5<sup>th</sup> suite. Because of the contaminated water, On Side Restoration was called in to disinfect the kitchen and advised that the cupboard around the kitchen sink needed to be replaced. As this unit is for sale, the kitchen cupboard has been repaired by the owners. The owners also advised that a number of towels were used to mop up the mess. Council has agreed to reimburse the owners for \$55.93 for replacement towels and \$644 for the cupboard repairs.

**All residents are reminded that kitty litter is not to be flushed down the toilet. Please double bag kitty litter and place in the garbage bin.**

9. Mechanical Maintenance: The agent presented a quote from Synergy Mechanical for the periodic inspections of all mechanical at 888 Beach. After review and discussion, this item was deferred.
10. Fireplace Cleaning Scam: Owners are advised that a company that goes under the name of "ProGas Heating" or PGHS out of Surrey has been phoning residents offering fireplace service and saying that their company was sanctioned by council or VCS. **Please note that council nor VCS has requested or sanctioned this firm or their services.** The agent reported there have been 12 complaints with the Better Business Bureau. If you require your fireplace to be cleaned, please call the agent who will provide you with phone numbers and information for two companies that have been on site in the past.

There being no further business, the meeting was adjourned at 7:10 p.m. The next council meeting will be held on Wednesday, May 25, 2011 at 4:30 p.m.



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## EARTHQUAKE INSURANCE?

Following news reports of major earthquakes, owners inquire about earthquake insurance for their strata corporations. Yes, your strata corporation **is covered**, but remember that your contents are not covered **and** that the strata corporation's policy has a deductible (see below). Please note that the strata corporation's insurance policy **does not cover your contents** and, as such, you should ensure that your homeowner's policy does. If there is a good shake "fixtures" and flooring installed by you will not, except in limited circumstances, be covered by your strata corporation's insurance policy either. Think of your strata corporation's insurance as covering your strata lot only as it existed on "day one" when it was sold by the developer. Most improvements and betterments since then are not covered by the strata corporation's insurance policy. You should check with your own insurance agent to obtain coverage for these items. If you do not have a "tenant's" or "home owner's" package, you should consider it.

### Deductible:

Your strata corporation has a full insurance policy, which includes earthquake coverage. Please note, however, that the earthquake coverage has a deductible which, at this time, is between 10 - 20% of the full appraised and insured value of the strata corporation. It is clear that such a deductible means a lot of money in the event of an earthquake, even a mild one. To put it another way, your strata corporation is uninsured for earthquake caused damage up to the deductible amount. It is not possible to purchase supplementary insurance to cover this deductible; however, it may be possible for you, as a homeowner, to purchase an earthquake rider on your homeowner's policy, which may provide coverage for your own strata lot **but not for the strata corporation's common property**. Your own insurance broker should be able to provide further information on this topic.

If you have any questions concerning the strata corporation's insurance coverage, please feel free to contact your strata agent during regular business hours.

