

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 LMS2064
HARBOURSIDE PARK**

***Held on Tuesday, June 6, 2023
In the Meeting Room of 588 Broughton Street***

COUNCIL IN ATTENDANCE:	Tom Ruzicka	President
	Frank Santesso	Vice President
	Norm Chow	Treasurer
	Patricia O'Reilly	Secretary
	Michael Magrum	Member
	Erica Ho	Member
SENIOR STRATA MANAGER:	Douglas Mak	FirstService Residential

The meeting was called to order at 6:00 p.m.

ELECTION OF OFFICERS

Following discussion, it was agreed to elect the following Council Members to the positions indicated:

Tom Ruzicka	President
Frank Santesso	Vice-President
Norm Chow	Treasurer
Patricia O'Reilly	Secretary

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held April 4, 2023, as circulated. **CARRIED.**

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** Owners are reminded that Strata fees are due on the 1st of each month. 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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***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 unapproved expenditures.

3. **Monthly Statement:** It was moved and seconded to approve the financial statements for March and April 2023. **CARRIED.**

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

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. To the best of our knowledge, there is no litigation to report.

BUSINESS ARISING

1. **Courtyard Pavers Repair:** Tom Ruzicka reported to Council that Celtic Stone Co. has submitted an invoice for the paving stones repair done. The invoice amount is \$7,426.31 plus GST. It was agreed by Council that this invoice be paid. Tom Ruzicka also presented a quote from Celtic Stone Co. for additional paving stones repair (replacing all the cracked paving stones in the Courtyard). The quoted price is \$5,655.00 plus GST. Following discussion, it was moved and seconded to accept this quote. **CARRIED.**
2. **Fire Deficiencies Repair:** A quote was received from Voltech Fire for repairing the deficiencies found during the annual fire inspection. Council reviewed this quote and found that some items are Owners’ responsibility (such as replacement of aged or defective smoke alarms in the individual units) and some items can be done by the Building staff (such as replacement of broken Exit signs). Council will approve the quote if all above-noted items are taken off from the quote.
3. **Window Cleaning & Window Ledges Cleaning:** The Strata Manager advised Council that One Clean Building Maintenance has already started the cleaning of the exterior inaccessible windows and cleaning of window ledges on May 29th, and the whole project will be completed on June 23rd. Notice of this cleaning has already been posted to remind the residents.
4. **Electric Automatic Door Opener for Entrance Doors:** Quotations for the installation of electric automatic door openers for the entrance doors of both towers will be obtained for further discussion at the next Council Meeting.
5. **Disaster Preparedness:** Council will prepare some disaster preparedness guidelines for the Residents. This item will be further discussed at the next Council Meeting.

CORRESPONDENCE

1. Several emails were received from an Owner in Broughton with regard to a letter he received from the City about some unauthorized alterations done in his unit. He requested Council to provide a floor plan as per a Development Permit, and also ask Council to approve the alterations in his unit. Council stated that Council has no records of the Development Permit he mentioned and Council will not approve any alterations that are not approved by the City.

2. An email was received from an Owner in Broughton proposing different ways on how Council can evict a tenant in the building. Council thanked this Owner for his suggestions, but stated that Council will let the Landlords of that unit to deal with their Tenants, and Council will not intervene.

NEW BUSINESS

1. **Rate Increase for Polo Security:** A letter was received from Polo Security advising that their rate for providing security guard service has been increased by \$3.00 per hour starting January 2023.
2. **Proposal for Night Shift Caretaker:** A proposal was received from 1312883B.C. Ltd. for providing night shift caretaker service to the Building. This is to replace the security guard service currently provided by Polo Security. Following discussion, it was moved and seconded to accept this proposal. **CARRIED.** The new contract will start on August 1, 2023. Council also decided to terminate the contract with Polo Security by providing them with one month's written notice and their contract will be terminated on July 31, 2023.
3. **Pressure Washing:** A quote was received from ProPlus Professional Cleaners to power wash the driveways, garden, paved ground and stone flower beds in the complex. It was moved and seconded to accept this quote. **CARRIED.** Council directed the Strata Manager to schedule with this contractor to do the power washing after the completion of the paving stones repair.
4. **Change of Hours for Lounge:** It was decided by Council to change the closing time of the Lounge from 8:00 p.m. to 10:00 p.m., and the renters have to finish the clean up and vacate the Lounge by 10:30 p.m.
5. **Replacement of Intercom Panels:** Since the intercom panels of the Building are quite old, Council will look into replacing them using newer technology. Quotations will be obtained for Council's consideration.
6. **Balcony Ceiling Concrete Peeling:** It was noted that the concrete in the ceiling of some balconies is peeling and falling off creating a safety hazard. Council will ask Star Core Trading to check all the balconies in the two towers and provide a quote for repair for Council's consideration.
7. **Parkade Joint Repair:** It was noted that the joints between the two buildings in the parkade have worn out and need to be repaired. A quote will be obtained from Star Core Trading for Council's consideration.
8. **Removal of Dryer Boxes:** There was a suggestion to remove the dryer boxes in all units to prevent the accumulation of lint inside the dryer vents. Council will further discuss this item at the July Council Meeting.
9. **Parkade Fans:** Some of the parkade fans are not working due to motor failure. Council will look into changing these fans to JET fans which consume less energy, produce less noise and also without the need of ducts. This item will be further discussed at the next Council Meeting.

10. **Removal of Garburators:** There was a suggestion to remove the garburators in all the units in Harbourside Park in order to help reduce the chance of drain blockage caused by accumulation of grease in the drain, thus reducing the cost for drain cleaning. No conclusion was reached for this suggestion and this item will be further discussed at the next Council Meeting.
11. **Motion Sensor for Parkade Lights:** There was a suggestion to install motion sensors for some of the lights in the parkade to reduce power consumption for the parkade lights. Council will ask an electrician to provide their comments on this suggestion for further discussion.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 9:00 p.m.

Next Meeting: Tuesday, July 4, 2023 at 5:00 p.m. by Zoom.

FirstService Residential BC Ltd.



Douglas Mak
Senior Strata Manager
Per the Owners
Strata Plan LMS2064

DM/yl

Email: info.bc@fsresidential.com

Customer Care Centre: 1.855.273.1967 (24 hours' non-emergency)
604.683.8900 (24/7 emergencies)

www.fsresidential.com

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.

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

Cigarette Disposal

Cigarettes and cigars are a leading cause of residential fires in Canada. In Vancouver in 2015, there were 90 smoking-related fires and in 2017, 120. Since 2001, 1 in 3 fire-related deaths in Vancouver have been attributed to smoking. With the legalization of cannabis, incidents are expected to rise.

Fires caused by residents or guests using flower pots or planters as ashtrays or throwing cigarettes over balconies or patios can cause devastating property and life loss. The soil in planters often contain highly combustible materials like peat moss, and yet they are commonly used as ashtrays. Peat moss is added to potting soil to retain moisture and keep the pot light. Other materials that are found in planters and can fuel flames are vermiculite, Styrofoam and fertilize.

Remember:

- Never toss hot cigarette butts over the balcony or out a window.
- Never toss hot cigarette butts or ashes in the trash or in a planter.
- Use a sturdy ashtray with a wide stable base or a can filled with sand to extinguish smoking materials.
- Do not place ashtrays on chairs or sofas.
- Soak cigarette butts and ashes in water before throwing them away.
- Never smoke in bed.



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