

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Tuesday, January 13, 2026, at 4:00 p.m.
In the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben Ron Bruhaug Karen Mitchell	President Vice-President/Treasurer Privacy/Bylaw Committee/ Plaza Joint Operation
	Robert Friesen Robert Warwick	Secretary Bylaw Committee
GUEST:	Owner & Tenant Nagry Ngauv Melvin Sanders	Strata Lot 118* First Service Residential* First Service Residential*
STRATA MANAGER:	Iris Lee	FirstService Residential*

**via web-conference*

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

CALL TO ORDER

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

GUEST BUSINESS

The owner and tenant of Strata Lot 118 attended the meeting as a hearing to dispute an invoice chargeback for parkade gate repairs. They were thanked for their attendance and left at 4:20 p.m. After review, Council noted the chargeback will remain on the account.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was **MOVED** and **SECONDED** that the minutes of the November 20, 2025, council meeting be approved. The motion was **CARRIED** unanimously.

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. There is **no current litigation** to report.

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** The accounts receivable report was reviewed, and **no further action is required at this time.**

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***Monthly Statements:*** It was **MOVED** and **SECONDED** to approve the November 2025, financials for EPS4098 & EPS4098A. The motion was **CARRIED** unanimously.

Council requested a breakdown of mechanical expenses and clarification on shared electrical and plaza expenses from Bosa.

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.

3. ***Report on Unapproved Expenditures:*** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council ratified a temporary loan in the amount of \$264,356 from the Contingency Reserve Fund for the insurance premium.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. ***Annual General Meeting Preparation:*** Council reviewed the draft proposed resolutions and budget. The Strata Manager was instructed to revise the budget which will be finalized at the next meeting and to obtain updated quotes including visitor parking, enterphone replacement and security camera installation for budget planning purposes.

2. **Directives:** Council reviewed and revised the list of completed/ongoing directives from the last meeting
3. **Insurance Claim – Tower C Standpipe Water Loss:** TKE Elevator has advised permits are being obtained for the remaining cab interior work which is expected to be completed by end of March.
4. **Insurance Renewal:** Insurance has been renewed with BFL Canada for the term of December 1, 2025, to December 1, 2026.
5. **Concierge Office Relocation:** Council reviewed one proposal and is awaiting a second quote for the concierge desk and storage installation project in the Tower D lobby area. Bosa has been notified the strata does not intend to renew the office lease which expires in January 2027.
6. **5-Year Warranty Review:** It was noted Bosa has scheduled a site inspection in January to assess the identified deficiencies. Council briefly discussed maintenance items outside the scope of 5-year common property warranty and will request the Building Manager to investigate further.
7. **Patio Door Pin Deficiency:** A second inspection for suites that did not provide access has been scheduled for January 15th.
8. **Bike Racks:** The Strata Manager was requested to provide an update on the installation timeline for outstanding bike rack requests.

CORRESPONDENCE

1. **Alleged Bylaw/Rule Violations:**
 - (a) **Excessive Noise:** Warning or violation letters have been issued to multiple units regarding alleged excessive noise, and responses were reviewed. A reminder notice will be issued to floors 5 and 6 in Tower C.
 - (b) **Staff Interaction:** It was noted a violation letter has been issued regarding inappropriate behavior to concierge staff and no further action was required.
2. **Notice Board Postings:** Communication regarding notice board postings was reviewed and Council noted they are not in favor of changing the existing protocol.

NEW BUSINESS

1. **Building Manager/ Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting. The concierge will be notified to update Council regarding any service interruptions for the pool and hot tub.
2. **Tower D 15th Floor Gas Leak:** Council reviewed Ainsworth's service report and Bosa's response regarding a fireplace gas line leak affecting a 15th floor suite in Tower D. All repairs including installation of access panel were deemed a strata responsibility and cost.

3. **Tower C 15th Floor Sprinkler Leak:** It was noted there was a recent sprinkler head leak in a bedroom closet of a 15th floor suite in Tower C which was repaired by GPM Fire Protection. GPM will be requested to arrange moisture testing for the affected area.
4. **Gym Maintenance:** The Building Manager will be requested to arrange installation of glass protection for the bench press area.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:53 p.m.

Next Meeting: Tuesday, February 17, 2026, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/rr

<p><u>FSRConnect™</u></p> <p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p><u>HODA</u></p> <p>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!</p> <p>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.</p>
---	---

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.

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 ਉਲੰਘਾ ਕਰਵਾਓ

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, November 20, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice-President/Treasurer
	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
	Robert Friesen	Secretary
	Robert Warwick	Bylaw Committee
GUEST:	Tenant	Strata Lot 178
STRATA MANAGER:	Iris Lee	FirstService Residential

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

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

GUEST BUSINESS

A tenant of Strata Lot 178 attended the meeting to respond to an alleged incident of water overflow from the balcony. The tenant was thanked for their attendance and left at 4:08 p.m. Council noted no fines will be levied and requested the concierge to further investigate this matter should there be another complaint.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on October 1, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. ***Sprinkler Head Defects***: A copy of the settlement agreement with Bosa is available on the Connect online portal for viewing/downloading. Settlement funds have been received, and the lawsuit has been discontinued.
2. ***CRT ST-2024-012935***: A default decision/order from the Civil Resolution Tribunal has been received regarding the outstanding chargeback for Strata Lot 59. Funds have been received following the demand letter issued by Lesperance Mendes LLP.

FINANCIAL REPORT

1. ***Review of Accounts Receivable***: The accounts receivable report was reviewed.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***Monthly Statements***: The financial statements up to October 2025 for EPS4098 and EPS4098 Amenity were deferred pending review of plaza maintenance and electrical costs.

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.

3. ***Report on Unapproved Expenditures***: The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved Sense Engineering’s invoice 21vA119D-1 in the amount of \$12,550.00 plus tax to conduct the 5-year warranty review report as an emergency expenditure from the Contingency Reserve Fund.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. ***Directives***: Council confirmed receipt of the list of completed/ongoing directives from the last meeting.

2. **Security/Fob Audit:** Completed. All unregistered fobs have been deactivated.
3. **Concierge Office Relocation:** The Strata Manager noted an interior design proposal has been requested from Sherwin-Williams regarding potentially adding a concierge desk at the Tower D lobby. Another vendor had declined to quote, and a second proposal will be obtained for Council's review.
4. **Insurance Claim – Tower C Standpipe Water Loss:** Elevator cab interior work is remaining and awaiting scheduling by TK Elevator.
5. **Insurance Renewal:** The Strata Manager noted the insurance renewal date of December 1st and advised multiple proposals are being obtained.
6. **5-Year Warranty Review:** The 5-year common property warranty review report has been completed by Sense Engineering and will be submitted to Bosa and Aviva ahead of the December 1st expiry date. A copy is available on Connect online portal for viewing/downloading.
7. **AGM and Budget Planning:** Council discussed the Annual General Meeting scheduled for March 2026 and requested the Strata Manager to schedule an in-person information session approximately 1 week prior to the electronic AGM. The proposed resolutions were discussed, along with planned maintenance items for the 2026-2027 fiscal year.
8. **Patio Door Pin Deficiency:** The patio door inspection conducted in October 2025 was discussed and the Strata Manager was requested to provide the list of suites that failed to provide access. A second inspection will be scheduled by the Building Manager.
9. **Tower C Entrance Flashing Replacement:** Council ratified approval of Klassen Building Supplies' quote to replace the lower flashings.
10. **Pool Water Dispenser:** Council is awaiting Ainsworth's quote to install water dispensers in the changerooms. A 5-gallon water container has been purchased in the interim.

CORRESPONDENCE

1. **Alleged Bylaw/Rule Violations:**
 - (a) **Strata Lot 19 – Nuisance:** Council reviewed the Owner's response and requested 1 fine of \$200.00 to be levied for multiple incidents of unsupervised elementary-aged children playing in the gym and lobby (nuisance). The Owner will be requested to contact the Privacy Officer should they wish to request video footage.
 - (b) **Strata Lot 136 – Nuisance:** Council requested 1 fine of \$200.00 to be levied for multiple incidents of unsupervised elementary-aged children playing in the gym and lobby (nuisance).
 - (c) **Fire Inspection No Access – Fine Reversal:** Council reviewed 2 requests for reversal of fines levied for no suite access. Both requests were denied.
 - (d) **Gym Equipment Complaint:** Discussed under "New Business".

NEW BUSINESS

1. **Gym Rules:** Council approved the following new rules for the gym.

GYM RULES

- *New: Minimum age 16 years.*
 - *New: Return weights, benches, and all equipment to their designated storage areas. Re rack weights.*
 - *New: Leaving personal items is prohibited.*
2. **Pool Use:** Council discussed implementing an age restriction for unsupervised children for the pool area and noted no changes are required at this time.
 3. **Building Manager / Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.
 4. **EV Charging Revenue:** Council discussed EV charging revenue and requested an updated list of users for review.
 5. **Gate Maintenance:** The Strata Manager was instructed to request Creative Door to revise their preventative maintenance contract to include yearly inspection of the private garage gates.
 6. **Recycling Program:** Council noted a returnable recycling program has been implemented and noted all revenue collected will benefit the Strata.
 7. **Generator Transfer Switches:** It was noted the manufacturer has agreed to replace the controllers under warranty. Council will review proposals for generator maintenance following completion of this work.
 8. **Holiday Social:** A holiday social for residents is scheduled for December 17, 2025, at 6:00 p.m., in the 3rd Floor amenity room.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:36 p.m.

Next Meeting: Tuesday, January 13, 2026, at 4:00 p.m.

FirstService Residential BC Ltd.

Irils Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/co

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Wednesday, October 1, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:

Steve Raben	President
Ron Bruhaug	Vice-President/Treasurer
Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
Robert Friesen	Secretary*
Robert Warwick	Bylaw Committee

STRATA MANAGER:

Iris Lee	FirstService Residential* <small>* via web-conference</small>
----------	--

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

The meeting was called to order at 4:02 p.m.

COUNCIL RESIGNATION

Chris Stroppa had resigned from Council prior to the meeting.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on September 4, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. ***Sprinkler Head Defects:*** A copy of the settlement agreement with Bosa is available on the Connect online portal for viewing/downloading. Settlement funds have been received, and the lawsuit has been discontinued.
2. ***CRT ST-2024-012935:*** A default decision/order from the Civil Resolution Tribunal has been received regarding the outstanding chargeback for Strata Lot 59. Lesperance Mendes LLP will register the judgement on title with the provincial small claims court following a final demand for payment.

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** The accounts receivable report was reviewed. Council approved courier delivery of demand and/or lien letters due to the postal strike.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***Monthly Statements:*** The financial statements up to August 2025 for EPS4098 and EPS4098 Amenity were approved. The plaza maintenance costs are under review and the Strata Manager was requested to obtain a proposal for legal review of the cost-sharing split.

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.

3. ***Report on Unapproved Expenditures:*** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. ***Directives:*** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. ***Insurance Claim – Tower C Standpipe Water Loss:*** Elevator repairs are in progress and expected to be completed around end of November. It was noted there are still in-suite repairs required and affected residents are in communication with the Insurance Adjuster.

3. **Depreciation Report:** Council discussed funding models noted in the Depreciation Report and will review this again during budget planning ahead of the 2026 Annual General Meeting.
4. **5-Year Warranty Review:** In progress with Sense Engineering.
5. **Insurance Renewal:** The Strata Manager noted the insurance renewal date of December 1st and advised two proposals are being obtained.
6. **Window Cleaning:** Council discussed the current window cleaning and will review frequency of window cleaning service during budget planning ahead of the 2026 Annual General Meeting.
7. **Security/Fob Audit:** The concierge will be requested to deactivate unregistered fobs and to also conduct an audit of Tower A and B pool fobs.
8. **Patio Door Pin Deficiency:** This matter will be discussed following completion of patio door inspection by the Building Manager.
9. **Concierge Office:** Discussion deferred pending receipt of an interior design proposal.
10. **Tower C Entrance Flashing Replacement:** Discussion deferred pending receipt of an additional quote.
11. **Pool Water Dispenser:** This matter is under investigation by the Building Manager.
12. **Mechanical Maintenance – Proposals:** Council reviewed proposals from National Hydronics Ltd. and Werner Smith Mechanical for quarterly preventative maintenance service for the mechanical equipment. Werner Smith's proposal has been conditionally approved pending clarification on scope of work and the Strata Manager was requested to provide termination notice per Ainsworth's contract.
13. **Janitorial Service:** Council ratified reduction of janitorial hours to 8 hours per day, 7 days per week (excluding statutory holidays) beginning on October 20th. A cleaning checklist has been provided for review.

CORRESPONDENCE

1. **Alleged Bylaw/Rule Violations:**
 - (a) **Fire Inspection – No Suite Access:** Council requested \$200 fines to be levied if there is no response/hearing request following the notice period.
 - (b) **Gym Usage:** Violation letters were issued to three suites regarding using the gym past closing time. No further action was required.
 - (c) **Strata Lot 149 – Balcony Overflow/No Elevator Booking:** Council reviewed the owner's response and requested a \$200 fine to be levied for balcony overflow (pet urine). A reminder regarding elevator booking will be sent. s
 - (d) **Patio – Unauthorized Alteration:** Council reviewed the owners' response and noted no further action was required.

2. **Door Hanger Complaints:** Council confirmed receipt of complaints regarding political door hangers and noted this matter has been resolved.
3. **Strata Lot 5 – Kitchen Drainage:** Council reviewed communication regarding a kitchen sink drainage issue and requested the Ainsworth callout invoice to be charged back to the owner.

NEW BUSINESS

1. **Building Manager / Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.
2. **Kitchen Drain Cleaning:** Ainsworth's proposal for kitchen drain cleaning for Tower C and D was reviewed and the Strata Manager was requested to obtain a second quote, and to include funding for the next fiscal year.
3. **Political Signage:** The Strata Manager was requested to engage a lawyer to draft a bylaw prohibiting political signage on common property for the ownership's review at the 2026 Annual General Meeting.
4. **Plaza Committee Update:** Minutes from the September 17th Plaza Committee meeting are available on Connect. Council briefly discussed landscaping and snow removal for the shared plaza area.
5. **Tower D Entrance Cleanliness:** The Building Manager will be requested to review the front entrance area and conduct power washing where necessary.
6. **Snow Removal:** The Building Manager will be requested to provide snow removal and salting services for the upcoming winter season in the amount of \$4,500 plus taxes.
7. **Bike Storage:** A reminder regarding bylaw 36(1) will be sent out.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:29 p.m.

Next Meeting: Thursday, November 20, 2025, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

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

सबुधी जाणवारी विरय करवे किमे वेले दिस दा उलंघा करवार्दि

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, September 4, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice-President/Treasurer
	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
	Robert Warwick	Bylaw Committee
REGRETS:	Robert Friesen	Secretary
	Chris Stroppa	Member
STRATA MANAGER:	Iris Lee	FirstService Residential

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

A friendly note from your local Resident Support Services team; we have received 22 of tickets of tickets in the month of August with an average response time of 9 hours.

Our Resident Support Services team is a local customer service team tasked with responding to routine inquiries for our residents in a timely manner. To ask them a question/submit an inquiry, visit this link: bcsupport.fsresidential.com

The meeting was called to order at 3:54 p.m.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on July 10, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. ***Sprinkler Head Defects***: A copy of the settlement agreement with Bosa is available on the Connect online portal for viewing/downloading. Settlement funds have been received, and the lawsuit has been discontinued.
2. ***CRT ST-2024-012935***: A default decision/order from the Civil Resolution Tribunal has been received regarding the outstanding chargeback for Strata Lot 59. Lesperance Mendes LLP will register the judgement on title with the provincial small claims court following a final demand for payment.

FINANCIAL REPORT

1. ***Review of Accounts Receivable***: The accounts receivable report was reviewed. It was noted Strata Lot 216's account balance has been cleared, and no further action is required. Strata Lot 210's chargeback was discussed, and no further action is required.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***Monthly Statements***: The financial statements up to July 2025 for EPS4098 and EPS4098 Amenity were approved. The plaza maintenance costs are under review.

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.

3. ***Report on Unapproved Expenditures***: The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved Sense Engineering's proposal in the amount of \$12,300.00 plus taxes to complete the 5-year warranty review report, to be funded from the Contingency Reserve Fund.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Security/Fob Audit:** Residents are reminded to complete the security/fob audit by September 30, 2025 per the posted notices.
3. **Parkade Cell Coverage:** Council confirmed receipt of a proposal to install a cell booster system on P2 and P3, and deferred review to the next fiscal year due to cost prohibition.
4. **Tower B – Pool Fob Request:** After investigation, it was noted there is sufficient space to register additional fobs for Tower A and B residents for the current fob system. Council approved up to 2 fobs per suite for Tower A and B, and residents can purchase additional fobs following the completion of the security/fob audit on September 30, 2025.
5. **Garden Plots:** The lottery draw for the garden plots was done by the Strata Manager and residents will be notified if they were selected. Please be reminded if the gardens are not being used nor maintained by June 1st, the plot will be reassigned to another resident. Soil replenishment was discussed and declined.
6. **Bike Racks:** Council approved the new bike rack model suggested by the vendor. Owners who have expressed interest in installing a bike rack in their parking stall will be notified – cost is \$300 per bike rack and interested owners must submit a signed Indemnity Agreement. The rack fits up to 2 bikes and the cost will include installation. Please note this is for Owners only, and Owners are prohibited from installation of alternate racks, self installation or professional installation from another provider. Please see attachment for an image of the approved bike rack model.
7. **Patio Door Pin Deficiency:** This matter will be discussed following completion of patio door inspection by the Building Manager.
8. **Security Camera Installation:** This project is on hold as the budget is under review.
9. **Insurance Claim – Tower C Standpipe Water Loss:** Elevator repairs are in progress and the Strata Manager was requested to follow up with TK Elevator to confirm no interior cab repairs are required. It was noted there are still in-suite repairs required and affected residents are in communication with the Insurance Adjuster.
10. **Sprinkler Head Defects:** Council noted a template letter to affected residents has been finalized and briefly discussed units that were recently affected.
11. **Depreciation Report:** Council discussed funding models noted in the Depreciation Report and will review this matter further at the next meeting. The Depreciation Report is available is available on the Connect online portal for viewing/downloading.
12. **5-Year Warranty Review:** Council approved Sense Engineering's proposal in the amount of \$12,300.00 plus taxes to complete the 5-year warranty review report.
13. **Concierge Office:** Council discussed the concierge office lease due to expire in early-2027 and are in favour of vacating at that time. The Strata Manager was requested to

obtain an interior design proposal to install a concierge desk and storage space on the ground-floor of Tower D. This matter will be discussed again at the next meeting.

14. **Hot Tub Repairs:** The hot tub controller was repaired by EcoCircuit Distributors in late-July.
15. **TK Elevator Service:** Council briefly discussed their service concerns with TK Elevator.
16. **Annual Fire Inspection – Missed Suites:** Council reviewed Radius Fire’s report and requested the Strata Manager to issue violation letters to suites that did not provide access following 2 attempts.
17. **Tower D Elevator Frame/Door Painting:** This project has been completed.
18. **Tower C Entrance Flashing Replacement:** Discussion deferred pending receipt of an additional quote.

CORRESPONDENCE

1. **Renovation Request:** Council ratified approval of Strata Lot 211’s in-suite renovation request.
2. **Alleged Bylaw/Rule Violations:**
 - (a) **Hot Tub - Unauthorized Use:** The Owner’s response was reviewed, and no further action is required.
 - (b) **Dog Off-Leash – Elevator/Gym:** No further action is required.
 - (c) **Strata Lot 178 – Patio Overflow:** The Owner’s response was reviewed, and no further action is required.
 - (d) **BBQ Misuse:** The Owner’s response was reviewed, and no further action is required.
 - (e) **Strata Lot 153 – Patio Overflow:** Council requested a \$200 fine to be levied for repeated patio overflow.
 - (f) **Strata Lot 196 – Carpet Stains:** The Owner’s communication was noted.
 - (g) **Pool/Hot Tub Rule Violations:** Council reviewed an Owner’s communication regarding excessive noise and other violations concerning pool/hot tub usage, and noted enforcement is difficult without a lifeguard on duty. Residents are reminded to abide by the posted rules and children are to be always supervised by a responsible adult.
 - (h) **Thrifty Foods – Noise Complaint:** Reported to Bosa Commercial.
3. **Strata Lot 69 - Council Member Complaint:** Council reviewed further communication from the tenant, and they consider this matter closed.

NEW BUSINESS

1. ***Building Manager / Concierge Report:*** Council confirmed receipt of the reports submitted since the last meeting. The Strata Manager confirmed letters will be issued for potential no Form K violations.
2. ***Amenity Violations:*** Council ratified their decision to deactivate pool fob access for 30 days for a Tower A tenant (pets in pool area and staff harassment) and to deactivate pool fob access until October 1 for a Tower B tenant (staff harassment). The tenant is also banned from entering the concierge office.
3. ***Tower B Request – Pool Committee:*** Council reviewed Tower B's request regarding representation on a pool committee. The request to form a pool committee was declined but Tower A and B will be invited to submit communication regarding their concerns or suggestions for the pool/hot tub area.
4. ***Pool Water Dispenser:*** This matter is under investigation by the Building Manager.
5. ***Pool Closure & Amenity Cleaning:*** Council briefly discussed the seasonal pool closure scheduled to start on October 1, 2025. It was noted the cushions will be cleaned and stored away and BBQ cleaning will also be arranged.
6. ***New Rule – Fire Pit:*** Council approved the following rule:

COURTYARD RULES

4. Fire Pit

- *To ensure safety, the firepits will be locked 24/7. The key to access the firepits can be signed out at the concierge office. ~~15 minutes before the Concierge Office closes in the evening daily. If residents wish to use the firepits after the Concierge Office closes, please sign up with the Concierge in advance. Note you will receive a key to access the firepits and the key must be returned to the Concierge the following morning.~~*
7. ***Cooling Tower Chemical Replenishment:*** Council reviewed two proposals and approved Pace Solutions' quote for cooling tower chemical replenishment in the amount of \$10,751.60 plus taxes for Tower C & D. The optional Legionella testing service was declined.
 8. ***Tower C Reheat Tank & Valve Replacement:*** Council ratified Ainsworth's proposal to replace the failed 3rd floor reheat tank and 10th floor isolation valves in Tower C in the amount of \$4,265.82 plus taxes.
 9. ***Pool Backflow Testing:*** It was noted the pool backflow assembly device had failed testing and Council ratified Ainsworth's proposal to install a repair kit and to do retesting in the amount of \$1,005.00 plus taxes.
 10. ***Ainsworth – Service:*** Council discussed Ainsworth's service level and callout charges. This matter will be discussed at the next meeting following receipt of alternative proposals for preventative maintenance service for mechanical equipment.

11. **Water Leak – Below Deductible:** A water leak in a 15th floor unit in Tower D was traced to a 16th floor unit's leaking supply line for their outdoor kitchen. Emergency costs will be charged back to the source unit and the affected owners will be responsible for any in-suite final repairs.
12. **Tower D P2 Enterphone:** It was noted the Tower D P2 enterphone panel has failed and has been swapped with the visitor parking enterphone panel on a temporary basis. Proposals for replacement from Smart-Tek and Van Delta have been received and will be reviewed at a later date.
13. **Janitorial Service:** Council discussed reducing janitorial hours and Property Services will be requested to provide pricing for 8 hour per day janitorial service.
14. **AGM Rules of Order:** There was brief discussion regarding rules of order for general meetings. This matter will be discussed again closer to the 2026 Annual General Meeting.
15. **Insurance Renewal:** The Strata Manager noted the insurance renewal date of December 1st.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:50 p.m.

Next Meeting: Wednesday, October 1, 2025, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

Approved bike rack model – holds 2 bikes (1 each way):



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

सुदुर्गती नानुवारी विरुपा करवे किमे वेले दिस दा उल्लंघा करवादि

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, July 10, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben Karen Mitchell Robert Friesen Robert Warwick	President Privacy/Bylaw Committee/ Plaza Joint Operation Secretary* Bylaw Committee
REGRETS:	Ron Bruhaug Chris Stroppa	Vice-President/Treasurer Member
GUEST:	Owner	Strata Lot 196
STRATA MANAGER:	Iris Lee	FirstService Residential* *via web-conference

A friendly note from your local Resident Support Services team; we have received # 22 of tickets in the month of June with an average response time of 10.558 hours.

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

The meeting was called to order at 3:58 p.m.

GUEST BUSINESS

The Owner of Strata Lot 196 attended the meeting to respond to an alleged violation regarding excessive stains on common property from a pet dog. The Owner was thanked for her attendance and left at 4:08 p.m. Council will investigate this matter further and a response will be provided to the Owner.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on May 29, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. ***Sprinkler head defects***: A copy of the settlement agreement with Bosa is available on the Connect online portal for viewing/downloading. Settlement funds have been received, and the lawsuit has been discontinued.
2. ***CRT ST-2024-012935***: A default decision/order from the Civil Resolution Tribunal has been received regarding the outstanding chargeback for Strata Lot 59. Council requested the Strata Manager to engage a lawyer to file the CRT decision in the BC Provincial Court.
3. ***Strata Lot 210 - Chargeback***: No updates to report.

FINANCIAL REPORT

1. ***Review of Accounts Receivable***: The accounts receivable report was reviewed. Discussion regarding Strata Lot 216's chargeback was deferred to the next meeting.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***Monthly Statements***: The financial statements up to May 2025 for EPS4098 and EPS4098 Amenity were approved. The Strata Manager was requested to provide a breakdown of plaza maintenance costs for further review.

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.

3. ***Report on Unapproved Expenditures***: The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There is no unapproved expenditure to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Patio Door Pins:** The Building Manager will be requested to organize an inspection of all patio doors and create an inventory of locking mechanisms requiring repair. This matter will be discussed again at the next meeting.
3. **Security Cameras:** Council approved Smart-Tek's quotes to install security cameras in multiple locations. The 50% deposit will be released following Smart-Tek's confirmation of revised pricing, if any.
4. **Smoking Accommodation Request:** Council reviewed a legal opinion regarding cannabis smoking accommodation. The Strata Manager was requested to issue communication to the Owner per the lawyer's recommendation.
5. **Tower B – Pool/Hot Fobs:** Council discussed Tower B Council's request for additional fobs and requested quotes to be obtained to upgrade the fob system to allow customization for access levels for Tower A and Tower B residents. This matter will be reviewed again at the next Council Meeting.
6. **Insurance Claim – Tower C Standpipe Water Loss:** Elevator repairs from the water loss including hoist belt and car operating panel replacement are scheduled for August 25th to September 26th with TK Elevator. Please note only 1 elevator in Tower C will be operational on weekdays during this period.
7. **Depreciation Report:** The Depreciation Report has been finalized and is available is available on the Connect online portal for viewing/downloading.
8. **Bike Rack Requests:** A measurement of the parking stalls for Owners who have requested bike rack installation is in progress. This matter will be discussed further at the next meeting.
9. **Heat Pump Voltage:** The Strata Manager was requested to provide Ainsworth's service report regarding heat pump voltage to Bosa for their response.
10. **Tower D Elevator Frame/Door Painting:** Council approved proceeding with painting of elevator doors and door frames in Tower D per the estimate obtained by a Council Member. An additional quote will be obtained from Surrey Handyman Ltd. to confirm pricing.
11. **Tower C Entrance Flashing Replacement:** The Building Manager will be requested to investigate the entrance flashing and to obtain a repair quote from Surrey Handyman Ltd. for review.

CORRESPONDENCE

1. **ClickPay Complaint:** Council reviewed a complaint regarding ClickPay service charges. Owners are encouraged to use EFT for their monthly autopay and online banking for one-time payments as service charges are applicable for pay-by-phone and via credit card. For assistance, please contact: ar.bc@fsresidential.com

2. **Visitor Parking Review:** A complaint regarding visitor parking extension requests was reviewed. No changes to the current process are required.
3. **Maintenance Request:** Council confirmed receipt of an Owner request for front entrance cleaning. Pressure washing is scheduled for mid-July.
4. **Garden Plot Complaint:** An Owner's complaint regarding garden plots was reviewed. Council noted the next lottery to assign annual garden plots will be held at the next Council Meeting on September 4, 2025.
5. **Alleged Bylaw/Rule Violations:**
 - (a) **Strata Lot 128 – Pet Stains:** An Owner's response to a violation notice regarding stains from a pet dog on common property was reviewed. No further action was required.
 - (b) **Strata Lot 196 – Hallway Carpet Stains:** Discussed under "guest business".
 - (c) **Cannabis Smoke:** A complaint was received regarding cannabis smoke on the 10th floor of Tower D. The concierge will be requested to issue reminder notices to all 10th floor units.
 - (d) **Hot Tub - Unauthorized Use:** A complaint was received a resident and their friends using the hot tub outside posted hours. A violation notice will be issued.
 - (e) **BBQ Misuse:** A complaint was received a resident misusing the amenity BBQ. A violation notice will be issued, and the concierge team will be reminded to check the BBQ is turned off during their courtyard walkthrough.
 - (f) **Dog Off-Leash – Courtyard:** Council discussed an incident of a pet dog being off-leash in the courtyard. No further action was required.
 - (g) **Dog Off-Leash – Elevator/Gym:** A complaint was received regarding a pet dog being off-leash in the elevator and gym. A violation notice will be issued.
 - (h) **Patio Overflow:** A complaint was received regarding a patio overflow incident. A violation notice will be issued.
 - (i) **Strata Lot 69 – Gym Misuse:** A tenant's response to a warning regarding gym misuse was received. No further action is required.
6. **Strata Lot 69 - Council Member Complaint:** A tenant's complaint against a Council Member had been reviewed by the rest of Council prior to the meeting.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting. The Strata Manager was requested to provide further information regarding a repair by XTR Building Services for a warranty deficiency item. The concierge team will be reminded to not permit weekend moves without Council approval and to follow up on elevator carpet cleaning and removal of elevator pads following moves.

2. **Pool Chairs & Storage:** Lounge chairs have been purchased for the pool area. Storage will be discussed further at the next meeting.
3. **Plaza Benches:** Council briefly discussed the staining on the benches by the fountain in the plaza.
4. **New Rules – Gym:** Council approved the following rules:

GYM RULES
 - *Commercial uses of the gym are prohibited*
 - *Maximum 2 guests per strata lot unit are allowed in the gym*
5. **Water Leak – Below Deductible:** A water leak in a 9th floor unit in Tower C was traced to a clogged dryer filter which created condensation buildup. The resident was advised regarding proper dryer maintenance and to arrange drywall replacement, if required, at their own cost.
6. **Resident Audit:** The Strata Manager was requested to arrange an audit of residents' fobs, Form K registration, pets, and vehicles. More information will be provided in the posted notices.
7. **Amenity Elevator:** It was noted the amenity elevator is back in service after a packing change and poppit valve replacement. The Strata Manager was requested to follow up with TK Elevator on their service concerns.
8. **Glass Replacement:** Council ratified Delta Glass' quote in the amount of \$2,996.89 to replace a cracked mirror in the gym and a failed window for the 6th floor unit in Tower D. The Strata Manager was requested to provide additional information of the failed window replacement.
9. **PRV & Pipe Replacement:** Council ratified Ainsworth's quote in the amount of \$5,623.10 plus taxes to replace the high-flow pressure reducing valve on the 10th floor of Tower C and to replace a 6' feet section of copper piping on the 3rd floor.
10. **Catch Basin Cleaning:** Council approved Ainsworth's quote in the amount of \$4,282.69 plus taxes to clean the catch basins and pump/filter chambers on an annual basis.
11. **Annual Fire Inspection – Deficiency Repair:** Council ratified Radius Fire's quotes for annual fire inspection deficiency repairs in the amount of \$8,641.50 plus taxes for Tower C and \$5,837.00 plus taxes for Tower D. Residents are reminded fines and/or chargebacks will be applied if no suite access is provided following the 2nd attempt.
12. **Hot Tub Repairs:** It was noted the hot tub's main board controller is not supplying power to the chlorinator pump. The Building Manager is investigating repairs options.
13. **Pool/Hot Tub Violations:** Residents with pool/hot tub complaints (repeated excessive noise, misuse etc.) are requested to complete a violation complaint form.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:05 p.m.

Next Meeting: Thursday, September 4, 2025, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098
IL/ba

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, May 29, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Ron Bruhaug Karen Mitchell	Vice-President/Treasurer Privacy/Bylaw Committee/ Plaza Joint Operation
	Robert Friesen Robert Warwick	Secretary* Bylaw Committee
REGRETS:	Steve Raben Chris Stroppa	President Member
STRATA MANAGER:	Iris Lee	FirstService Residential <i>*via web-conference</i>

A friendly note from your local Resident Support Services team; we have received #39 of tickets in the month of May, with an average response time of 9.679hours.

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

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

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on April 24, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. ***Sprinkler head defects:*** It was noted a copy of the settlement agreement with Bosa is available on the Connect online portal for viewing/downloading. A process for reporting stains will be developed.
2. ***Chargebacks:*** The Strata has filed 2 Civil Resolution Tribunal dispute notices in relation to collection of an outstanding chargebacks for Strata Lot 59 and Strata Lot 210.

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** The accounts receivable report was reviewed. Council approved a lien to be filed if payment is not received following the notice period for Strata Lot 71. Council also requested the Strata Lot 110's file to be sent for legal collection.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. ***Monthly Statements:*** The financial statements up to April 2025 for EPS4098 and EPS4098 Amenity were approved. The Strata Manager was requested to follow up on allocation of hours for pool maintenance by the Building Manager to be coded to EPS4098 Amenity.

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.

3. ***Report on Unapproved Expenditures:*** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved payment of TK Elevator invoice 1000119122 in the amount of \$51,315.76 from the Contingency Reserve Fund as an emergency expenditure; reimbursement has been requested from the Insurance Adjuster.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. ***Directives:*** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. ***Parkade Wi-Fi/Cell Coverage:*** The Building Manager will be requested to investigate this matter further.

3. **Entrance Accessibility:** It was noted an accessibility ramp is present and that further installation would be cost-prohibitive.
4. **Security Cameras:** Discussion deferred to the next meeting
5. **Patio Door Pins:** Council reviewed a legal opinion and discussed a method to investigate each suite's patio door locking mechanism and will obtain a repair quote. This matter will be discussed again at the next meeting.
6. **Insurance Claim – Tower C Standpipe Water Loss:** Council noted only in-suite deficiencies are remaining and have followed up with the Insurance Adjuster accordingly. An updated breakdown of costs associated with the insurance claim has been reviewed and reimbursement cheques are incoming. Elevator repairs are due to begin in July 2025.
7. **Depreciation Report:** The 2nd draft is in progress with Sense Engineering.
8. **EV Ready Plan & Hydro Metering:** This matter will be reviewed following the next Annual General Meeting.
9. **Bike Rack Requests:** A measurement of the parking stalls for Owners who have requested bike rack installation is in progress. This matter will be discussed further at the next meeting.
10. **Heat Pump Voltage:** Ainsworth's service report was reviewed, and the cost will be split between the two affected suites.
11. **Tower C Entrance Flashing Replacement/Elevator Frame Replacement:** This matter will be reviewed further at the next meeting.

CORRESPONDENCE

1. **Alleged Bylaw/Rule Violations:**
 - (a) **Carpet Stains:** The Strata Manager was requested to issue violation letters regarding excessive carpet staining from pets to 2 Strata lots. This matter will be reviewed following expiration of the notice period.
 - (b) **Smoking:** A complaint was received regarding alleged marijuana smoking on the 9th floor of Tower C. A reminder notice has been issued.
2. **Gym Usage Complaints:** Council reviewed complaints regarding usage of the gym involving a Yoga class. This matter will be reviewed further.
3. **Smoking Accommodation Request:** Council reviewed updated medical documentation for a smoking accommodation request and will discuss this matter further at the next meeting.
4. **Landscaping Complaint:** An Owner's landscaping complaint was reviewed, and it was noted Moscone has remove dead plantings at the Tower D entrance area, and a quote to replace the plant and install river rock will be reviewed when received.

5. **Recommended Vendors:** The Strata does not endorse vendors for in-suite repair and maintenance that is the responsibility of homeowners.
6. **Balcony Crack:** The Building Manager has been requested to investigate a reported crack in the balcony overhang.

NEW BUSINESS

1. **5-Year Warranty Review:** The Strata Manager was requested to obtain a proposal to conduct the 5-year warranty review from Sense Engineering.
2. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.
3. **Plaza Committee – Update:** An update from the last Plaza Committee meeting in May was provided. It was noted traffic and pedestrian safety are being discussed.
4. **Tower C Shower Drain Leak:** Council reviewed a leak affecting a 4th floor suite traced to a failed shower drain in a 5th floor suite. Damage was below the strata insurance deductible and after review, it was noted the cost of emergency services, plumbing investigation/repairs and drywall repairs in the affected suite will be covered by the Strata. Going forward, coverage for water damage incidents that are below the Strata insurance deductible will be reviewed on a case-by-case basis.
5. **Amenity Mechanical Maintenance:** Council approved Ainsworth's renewal for the term of May 1, 2025, to April 30, 2026, for amenity mechanical maintenance in the amount of \$2,044 plus taxes.
6. **Tower B – Pool/Hot Tub Usage:** Council reviewed Tower B Council's request for additional fobs and will investigate this matter further with the Building Manager. An incident of concierge harassment by a Tower B resident was reviewed and fob privileges will be revoked for 30 days. Tower B Council will be requested to issue communication to the Owner accordingly.
7. **Amenity BBQ Cleaning:** Council will obtain quote for BBQ cleaning.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:33 p.m.

Next Meeting: Thursday, July 10, 2025, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

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 EPS4098
MIRAMAR TOWER C&D**

***Held on Thursday, April 24, 2025, at 3:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock***

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice-President/Treasurer
	Robert Friesen	Secretary
	Chris Stroppa	Member
	Robert Warwick	Bylaw Committee
REGRETS:	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
STRATA MANAGER:	Iris Lee	FirstService Residential* <i>*via web-conference</i>

General Inquiries – Contact Information: The Concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, Residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

The meeting was called to order at 3:00 p.m.

COUNCIL POSITIONS

Council ratified the positions for 2025-2026 as determined prior to the meeting.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on February 27, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. The decision regarding Civil Resolution Tribunal dispute notice (ST-2023-005685) was issued on September 26, 2024.
2. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata's legal interests in relation to construction defects in the Strata's fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading. Residents are requested to inspect their ceiling and report any discolouration or potential sprinkler leaks to the Strata Corporation.

Council confirmed receipt of the updated settlement agreement, and it was accepted as presented.

3. The Strata has filed Civil Resolution Tribunal dispute notice (ST-2024-012935) in relation to collection of an outstanding chargeback for Strata Lot 59.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The accounts receivable report was reviewed. Outstanding chargebacks were discussed, and the Strata Manager was requested to issue 21-day demand letters to Strata Lot 210 and Strata Lot 216.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statements:** The financial statements up to March 2025 for EPS4098 and EPS4098 Amenity were approved. The Treasurer requested a breakdown of repair & maintenance items for this fiscal year.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com or jonathanwong@bosaproperties.com FirstService Residential is not responsible to pursue the

Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting. FirstService was requested to confirm finalization of the EV charging fee refund and to begin processing the \$45/month fee effective June 1, 2025.
2. **Insurance Claim – Tower C Standpipe Water Loss:** Council discussed outstanding repairs and will follow up with the Insurance Adjuster accordingly. The brass standpipe caps have been installed, and the Concierge team will be requested to conduct period walkthroughs of the stairwells. The Strata Manager was requested to provide an updated breakdown of costs associated with the insurance claim.
3. **Depreciation Report:** Council reviewed the 1st draft of the Depreciation Report and will review again once financial information is compiled and included.
4. **EV Ready Plan & Hydro Metering:** Discussion deferred to the next meeting.
5. **Security Cameras:** Discussion deferred to the next meeting.
6. **Patio Door Pins:** Discussion deferred to the next meeting.

CORRESPONDENCE

1. **Alleged Bylaw/Rule Violations:** Council reviewed all responses received and approved the following:
 - a) \$200 fine – Strata Lot 128 (pet off leash). Council had also approved revoking amenity area access for 30 days prior to the meeting.
 - b) No further action – Strata Lot 17 (use of common property/security). Strata Lot 179 (nuisance – pet) and Strata Lot 207 (unscheduled move-out). Council will investigate an alleged no Form K violation.
 - c) Noise complaint – The Strata Manager was requested to issue another warning letter to Strata Lot 38.
2. **Dryer Vent Cleaning:** Council reviewed a request for inside dryer vent cleaning and noted interior and exterior cleaning will be reviewed prior to scheduling for 2026 service.
3. **Resident Requests/Questions:** Council reviewed communication compiling various resident requests/questions including:
 - a) Use of Tower A/B guest suite for Tower C/D Residents – Council noted Tower A and B are different Strata Corporations and Tower C/D Residents are not entitled to use of their common property.

- b) Concierge office – Council will review using the Tower D meeting room instead closer to the lease expiry date.
 - c) Hallway lighting – Council noted there would be limited or no cost saving switching to motion sensor lighting.
 - d) Door openers – Council declined to replace the accessible door openers with a hands-free option.
 - e) Parkade Wi-Fi coverage – Council will investigate this matter further.
4. **Visitor Parking Accommodation Request:** Council approved a temporary 2-week accommodation request for a resident to use the visitor parking area.
5. **Smoking Accommodation Request:** Council discussed an Owner's smoking accommodation request that was previously reviewed in 2022. The Strata Manager was requested to obtain updated medical document for Council's review.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.
2. **Heat Pump Voltage:** Council briefly discussed a recent service call regarding an in-suite HVAC unit installed with the incorrect voltage setting. This will be reviewed again following receipt of Ainsworth's service report.
3. **Tower C Heat Pump Leak:** Council reviewed a leak affecting a 5th floor suite traced to a leaking heat pump within a 12th floor suite. Damage was below the strata insurance deductible and cost of emergency services and plumbing investigation/repairs will be charged to the source unit. In-suite final repairs will be the homeowner's responsibility.
4. **Pool/Hot Tub Hours:** Council reviewed a request noted at the Annual General Meeting regarding extension of pool/hot tub hours and pricing from Property Services to increase concierge hours. After discussion, Council noted they are not in favor of changing the existing hours due to concerns about excessive noise and cost.
5. **Resident Committees:** The Strata Manager was requested to issue a notice inviting owners interested in forming a Social Committee, Gym Committee and Pool/Hot Tub Committee to contact FirstService.
6. **Thrifty Food Traffic & Pedestrian Safety:** This matter will be reviewed at the next Plaza Committee meeting.
7. **Tower D Entrance Safety:** This matter will be reviewed with the Building Manager upon his return in mid-May.
8. **Tower C Entrance Flashing Replacement:** Council reviewed a quote for flashing replacement and noted a second proposal will be obtained by a Council Member.
9. **Parcel Pending Lockers:** Council briefly discussed use of the existing Parcel Pending lockers.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:15 p.m.

Next Meeting: Thursday, May 29, 2025, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/co

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.



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

सुधी नसुवणी विरुध वरुवे विसे वेले रिम दऱ उरुंमऱ वरुवरुि

MEMORANDUM

TO: The Owners, Strata Plan EPS4098

DATE: April 07, 2025

FROM: Iris Lee, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on Monday, March 31, 2025. Please read and retain them for future reference.

STRATA FEES:

Please be advised that strata fees have changed. The retroactive catch up/down fee and the new strata fees per the attached fee schedule start on p.16.

Please review payment options on p. 4.

BYLAWS AND RULES:

The Bylaws and Rules passed at this meeting will be uploaded upon registration. You can access these through your **FSRConnect™** Association Documents.

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Monday, March 31, 2025
Within the Presentation Room, White Community Centre
15154 Russell Avenue, White Rock, BC V4B 0A6*

Following registration that started at 5:30 p.m., certification of proxies and issuance of voting was completed.

QUORUM STATUS REPORT

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 230 eligible votes, 77 eligible votes represent quorum in this instance. At the commencement of the meeting, there were 36 eligible votes represented in person and 33 represented by proxy, for a total of 69 votes represented.

In accordance with the Strata Plan Bylaw's, the meeting is adjourned for 10 minutes. At 6:20 p.m., the meeting was called to order with 36 owners in person and 33 owners by proxy assignment for a total of 69 eligible votes deemed as the legal quorum for the meeting. The quorum requirements had been achieved and the meeting proceeded.

CALL TO ORDER

The meeting was called to order at 6:20 p.m. by Council President Steve Raben who acted as Chairperson in accordance with the Strata Plan Bylaws

FirstService Residential BC Ltd. was represented by Iris Lee who assisted with facilitating the Meeting in-person.

APPROVAL OF RULES OF PROCEDURE

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the Rules of the meeting.

69 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated March 11, 2025, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the agenda as distributed with the Notice of Meeting.

69 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held April 4, 2024, with 1 amendment:

The approved fee schedule contained an error and did not include the Building Manager's unit (Strata Lot 131) in the fee calculations. Per the notice dated May 29, 2024, a one-time fee adjustment was made in June 2024.

69 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

CONSIDERATION OF MAJORITY VOTE RESOLUTION "A" RATIFICATION OF RULES

It was moved and seconded to bring the proposed resolution to the floor for discussion. The Majority Vote Resolution – Ratification of Rules reads as follows:

WHEREAS: pursuant to Section 125 of *Strata Property Act* [S.B.C. 1998], Rules can be created or amended by council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a resolution passed by a majority vote (a) at that Annual General Meeting, or (b) at a special general meeting held before that Annual General Meeting;

AND WHEREAS: since the last Annual General Meeting Council amended the Rules for the building, and would now like the owners to approve them as contemplated by Section 125 of the *Strata Property Act* [S.B.C. 1998];

BE IT RESOLVED by a Majority Vote Resolution that The Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting ratify or approve at this general meeting the following Rules:

GARDEN PLOT RULES

- *If gardens are not being used by June 1st, nor maintained, your plot will be reassigned to another resident. The plot is not transferable.*

COURTYARD RULES

2. General Rules

- *Furniture cushions are cleaned periodically and in storage between October and May each year.*

4. Fire Pit:

- *To ensure safety, the firepits will be locked 15 minutes before the Concierge Office closes in the evening daily. If residents wish to use the firepits after the Concierge Office closes, please sign up with the Concierge in advance. Note you will receive a key to access the firepits and the key must be returned to the Concierge the following morning.*

BICYCLE STORAGE

- *Owners wanting to store their bicycles in their assigned parking stall(s) must apply for permission from Council to install a floor-mount bicycle rack from a strata-approved vendor (BC Site Service). Each request will be reviewed by Council on a case-by-case basis. Interested owners are to submit a request at: <https://fsresidentialbcsupport.zendesk.com>*

Cost is approximately \$300 per bicycle rack (materials + labour), and the approved model will hold 1 or 2 bicycles. If approved, owners must submit payment and provide a signed Indemnity Agreement prior to installation. Professional installation by BC Site Service is required. The rack must be installed 24" from the parking stall wall and the bike(s) are mounted horizontally along the wall on each side of the rack. V-Shape Floor Mount Bike Rack For Holding 2 Bicycles – BC Site Service

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

67 IN FAVOUR, 0 OPPOSED, 2 ABSTAINED. **CARRIED.**

REPORT ON INSURANCE

This important report on insurance was discussed in detail with owners and strata council. The strata manager on behalf of the chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation, including the strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$142,173,000 based on information contained in the insurance appraisal performed by Normac.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most strata insurance policies include additional living expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “B”
PROPOSED BUDGET – EPS4098**

Owners were referred to the proposed 2025/2026 operating budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

69 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “C”
PROPOSED BUDGET – EPS4098A**

Owners were referred to the proposed 2025/2026 operating budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

69 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

IMPORTANT FEE CHANGE

Please be advised that the strata fees have changed. The retroactive catch up/down fee and the new strata fee is per the attached fee schedule. The changed fees will commence March 31, 2025. If you are using ClickPay (automatic withdrawal), no action is required.

PAYMENT OPTIONS:

1. **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.



2. **Owners Who Pay by Online Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any catch up payment if necessary, as per the attached fee schedule. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

3. **Owners Who Pay by Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan EPS4098, as well as any retroactive payment if necessary, as per the attached fee schedule. Please include your strata plan and unit number on the subject line.

If you have any questions regarding your account, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
BYLAW AMENDMENT
COUNCIL ELECTION**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

WHEREAS:

- A. pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a strata corporation may amend its bylaws;
- B. pursuant to s. 119(2) of the Act, the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the strata corporation and for the administration of the strata corporation;

IT IS RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN EPS4098 (the "Strata Corporation"), that the Strata Corporation's Bylaws be amended by adding the following as Bylaw 28.1:

Election of Council Members

- 28.1** (1) *Unless the general meeting is held via electronic means, an election of the council must be held by secret ballot if the secret ballot is requested by an eligible voter.*
- (2) *A person must be elected to the council by receiving majority support of the eligible voters present in person or by proxy at the general meeting. For greater clarity and without limiting the generality of the foregoing:*
- (a) *a person seeking election to the council may be elected individually;*
 - (b) *if an eligible voter does not vote in favour of a person seeking election to council, the voter shall be deemed to have voted against that person;*
 - (c) *no person seeking election to the council shall be elected to the council by acclamation;*
 - (d) *if a person seeking election does not receive a majority of votes, they may request a second vote at the same meeting be called in accordance with this bylaw to seek majority support to be elected to the council if:*

- (i) *fewer than seven people have been elected to the council in accordance with this bylaw; and*
 - (ii) *the person seeking the second vote for their election received a plurality of votes present in support of their election in the immediately previous election vote.*
- (3) *If less than 3 council members are elected under subsection (2), the Strata Corporation may hold further elections in accordance with subsection (2) at the same general meeting until the Strata Corporation has elected the minimum number of council members required for the council to have a quorum.*
- (4) *If the Strata Corporation is unwilling or unable to elect the minimum number of council members required for the council to have a quorum in accordance with subsections (2) and (3), the council members elected may, at their next council meeting, appoint the council member(s) required to meet the minimum number of council members required to have a quorum. Under this subsection, the council may appoint a council member from any person eligible to sit on the council. The council may appoint a council member under this subsection even if the number of members elected leaves the council without a quorum.*
- (5) *If an election is determined by paper ballots, the paper ballots shall be destroyed at the conclusion of the general meeting at which new council member(s) are elected, unless the voters direct otherwise by a majority vote.*
- (6) *Notwithstanding any other bylaw, no person may stand for election to council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.*

By adding Bylaw #28.1, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

57 IN FAVOUR, 12 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
BYLAW AMENDMENT
SMOKING PROHIBITION**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

WHEREAS:

- A. pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may amend its Bylaws;

- B. pursuant to s. 119(2) of the Act, the Bylaws of a Strata Corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the Strata Corporation and for the administration of the Strata Corporation;

IT IS RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN EPS4098 (the “Strata Corporation”), that the Strata Corporation’s Bylaws be amended by adding subsection **(8)** to Bylaw 3 “**Use of property**” as follows:

Use of Property

- 3 (8) *Owners, tenants, occupants or visitors must not smoke or permit smoking of any kind on any common property, limited common property, land that is a common asset, strata lot, or within 6 meters of any common area building door, open window or air intake. For the purpose of this bylaw, “smoke” or “smoking” means using, inhaling, exhaling, burning or carrying of a lighted cigarette, joint, e-cigarette, vapor pen or similar vaporizing device, cigar, pipe, hookah, bong or other smoking equipment that burns or vaporizes tobacco, nicotine, or marijuana/cannabis including oils, resins or other derivatives;*

By adding Bylaw 3(8), all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

53 IN FAVOUR, 15 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
BYLAW AMENDMENT
ELECTRIC VEHICLE CHARGING FEE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “F” reads as follows:

PREAMBLE: To ensure fair and transparent cost recovery for the shared EV charging infrastructure, the Strata Council is proposing a monthly user fee based on a fixed fee model to recover actual electricity costs.

From December 2023 to September 2024, the total BC Hydro charges billed for the EV charging meters amounted to \$3,835.49. With an average of eight users during that 10-month period, the average monthly cost per user was \$47.94.

To ensure actual EV charging cost recovery, the Strata Council is proposing the monthly EV charging fixed fee rate at \$45 per user. This rate provides justification that reflects actual BC Hydro billing and ensures that the costs of operating the EV charging system are recovered by the users.

WHEREAS pursuant to section 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS section 119(2) of the Act states that the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, common property and common assets;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS4098 (the “Strata Corporation”), that the Strata Corporation’s Bylaws be amended by adding the following as Bylaw 44:

44 Electric Vehicle Charging

- (1) *An owner, tenant or occupant who uses an electrical vehicle charging station and/or any electrical vehicle supply equipment (collectively, “EVCS”) in their designated parking stall to charge a vehicle:*
 - (a) *must register their vehicle with the Concierge, by providing the make, model and license plate number of their vehicle; and*
 - (b) *must pay a monthly user fee to the Strata Corporation of \$45 per month for the electricity consumption of their vehicle through the EVCS, which is due and payable on the first day of each calendar month.*
- (2) *An owner, tenant or occupant must not use any regular (120V) common property electrical outlet to charge an electric vehicle.*

By adding Bylaw #44, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

47 IN FAVOUR, 4 OPPOSED, 18 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "G"
BYLAW AMENDMENT
LATE PAYMENT INTEREST**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “G” reads as follows:

WHEREAS The Owners, Strata Plan EPS4098, pursuant to Section 128 of the *Strata Property Act* [S.B.C. 1998], may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan EPS4098, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office by *adding* a new Bylaw 1 to read as follows:

Payment of strata fees

- 1** (1) *An owner must pay strata fees on or before the first day of the month to which the strata fees relate.*

- (2) *Failure to pay strata fees on the due date will result in a fine.*
- (3) *A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.*
- (4) *Failure to pay special levy on the due date will result in a fine.*
- (5) *If an owner is late paying for their strata fees or special levies, the owner must pay to the Strata Corporation interest on the late payment in the amount of 10% per annum, compounded annually and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.*
- (6) *The interest payable on a late payment of strata fees or a special levy is not a fine, and shall form part of the strata fees for the purposes of Section 116 of the Act.*
- (7) *An owner in default in the payment of common expenses, strata fees, special levies, interest, fines and any other amounts owing pursuant to the Act will be deemed to be in arrears. Any owner in arrears shall reimburse the Strata Corporation and save it harmless against any and all costs and expense required to collect such arrears, including legal costs, comprised of fees, taxes, disbursements, and other related expenses as between a solicitor and own client/full indemnity basis.*
- (8) *For the purposes of Section 133(2) of the Act, reasonable costs of remedying a contravention of the Strata Corporation's bylaws or Rules shall be interpreted to include, but not limited to, legal costs comprised of legal fees, taxes, disbursements, and other related expenses as between a solicitor and own client/full indemnity basis.*
- (9) *Any legal costs or expenses incurred by the Strata Corporation to collect any arrears shall be charged to that owner and shall be added to and become part of the assessment of that owner for the month following the date on which the legal expenses were incurred, but not necessarily paid by the corporation, and shall become due and payable on the date of the payment of the monthly assessment.*
- (10) *Any costs and charges incurred on behalf of the Strata Corporation due to an owners cheque being returned due to non-sufficient funds will be charged directly back to the owner.*

By adding Bylaw #1, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

57 IN FAVOUR, 1 OPPOSED, 11 ABSTAINED. **CARRIED.**

GENERAL DISCUSSION

The following items were discussed and will be reviewed by the new Council:

- Extension of pool/hot tub hours
- Pool/hot tub and courtyard committee
- Foster Martin complex lights
- Thrifty Foods traffic
- Pedestrian safety and installation of safety mirrors
- Tower D entrance accessibility

ELECTION OF COUNCIL

The Strata Manager on behalf of the Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council with thanks and appreciation from all Owners:

- Bruhaug, Ron
- Friesen, Bob
- Mitchell, Karen
- Raben, Steve
- Stroppa, Christopher
- Warwick, Robert

In order to be elected onto Council, each nominee must obtain at least a majority vote of Owners.

The voting to elect your new Strata Council then took place via secret ballot. The following Owners will make up your 2025-2026 Strata Council as declared elected by achieving a majority vote:

- Bruhaug, Ron
- Friesen, Bob
- Mitchell, Karen
- Raben, Steve
- Stroppa, Christopher
- Warwick, Robert

BALLOT DISCARD

It was moved and seconded to destroy the ballot cards. The vote was taken, and the results as follows:

69 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED**

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:00 p.m. **CARRIED.**

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/cg

Enclosure

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

V4098 EPS4098 - Miramar Towers C & D
Approved Annual Budget
Feb 01, 2025 to Jan 31, 2026

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2025/2026</u> <u>Budget</u> \$
OPERATING FUND		
ASSESSMENTS		
	40000 Operating Fund Contribution	1,611,505
	40030 Contingency Fund Contribution	195,700
TOTAL ASSESSMENTS		1,807,205
OTHER REVENUE		
	42015 Key / Security Card	2,000
	43680 Move In / Move Out Fee	5,000
	44130 Interest Income	7,000
	44955 Rent - Strata Suite	12,668
TOTAL OTHER REVENUE		26,668
TOTAL REVENUE		1,833,873
EXPENSES		
ADMINISTRATIVE		
	50750 Committees	2,500
	52045 Office Rent	64,000
TOTAL ADMINISTRATIVE		66,500
INSURANCE & TAXES		
	53000 Insurance	424,610
TOTAL INSURANCE & TAXES		424,610
PROFESSIONAL FEES		
	55120 Concierge Service	159,354
	55235 Legal Fees	20,000
	55570 Management Fees	74,291
	55705 Professional Fees	10,000
TOTAL PROFESSIONAL FEES		263,645
SALARIES & BENEFITS		
	57000 Caretaker Wages & Benefits	80,000

V4098 EPS4098 - Miramar Towers C & D

Approved Annual Budget

Feb 01, 2025 to Jan 31, 2026

<u>Account</u>	<u>Description</u>	<u>Approved 2025/2026 Budget \$</u>
TOTAL SALARIES & BENEFITS		80,000
UTILITIES		
59000	Electricity	84,000
59300	Gas	66,000
59660	Telephone, Cellular, Cable, Internet	3,000
59740	Garbage and Recycling	84,000
59800	Water Sewer	78,000
TOTAL UTILITIES		315,000
BUILDING & GROUNDS		
60285	Public Plaza Maintenance	49,698
61960	Landscaping Maintenance	43,500
62100	Snow Removal	6,000
63200	Miscellaneous	14,000
63310	Pest Control	3,000
63375	Pressure Cleaning	10,000
63450	Window Cleaning	35,100
TOTAL BUILDING & GROUNDS		161,298
MAINTENANCE & REPAIRS		
64115	Repair Maintenance	36,000
64885	Gate	7,500
65235	Carpet Cleaning	5,000
65340	Interior RM	7,000
65915	Elevator RM	53,000
66095	Mechanical RM	60,000
66535	Cleaning Janitorial Service	113,336
66665	Emergency Generator	8,000
67255	Supplies	12,000
67885	Dryer Duct Cleaning	6,500
TOTAL MAINTENANCE & REPAIRS		308,336
SECURITY & MONITORING		
68530	Fire Equipment RM	37,000
69735	Security Upgrades	46,000

V4098 EPS4098 - Miramar Towers C & D
Approved Annual Budget
Feb 01, 2025 to Jan 31, 2026

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2025/2026</u> <u>Budget</u> \$
TOTAL SECURITY & MONITORING		83,000
	POOL OPERATIONS	
73576	Contribution to Amenity-Pool	68,171
TOTAL POOL OPERATIONS		68,171
	RECREATION CENTER	
73800	Recreation Facilities / Amenities / Gym	5,000
TOTAL REC CENTER OPERATIONS		5,000
	RESIDENT AMENITIES	
74000	Strata Suite - Expenses	4,838
TOTAL RESIDENT AMENITIES		4,838
	OTHER EXPENSES	
76000	Contingency	195,700
TOTAL OTHER EXPENSE		195,700
TOTAL OPERATING EXPENSES		1,976,097
NET OPERATING INCOME/(LOSS)		(142,224)
	OPENING BALANCE	
30400	Operating Fund - Opening Balance	246,777
ENDING OPERATING FUND BALANCE		104,553

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2025 to Jan 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	MONTHLY SWIMMING POOL AMENITIES FEE \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Feb-Apr/25 \$
1	301 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
2	302 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
3	303 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
4	304 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
5	305 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
6	306 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
7	307 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
8	308 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
9	309 Tower C	89	557.08	24.61	70.64	652.33	633.30	57.09
10	310 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
11	401 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
12	402 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
13	403 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
14	404 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
15	405 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
16	406 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
17	407 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
18	408 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
19	409 Tower C	89	557.08	24.61	70.64	652.33	633.30	57.09
20	410 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
21	501 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
22	502 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
23	503 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
24	504 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
25	505 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
26	506 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
27	507 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
28	508 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
29	509 Tower C	89	557.08	24.61	70.64	652.33	633.30	57.09
30	510 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
31	601 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
32	602 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
33	603 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
34	604 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
35	605 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
36	606 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
37	607 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
38	608 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
39	609 Tower C	89	557.08	24.61	70.64	652.33	633.30	57.09
40	610 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
41	701 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
42	702 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
43	703 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
44	704 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
45	705 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
46	706 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
47	707 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
48	708 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
49	709 Tower C	89	557.08	24.61	70.64	652.33	633.30	57.09
50	710 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
51	801 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
52	802 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
53	803 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
54	804 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2025 to Jan 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund	MONTHLY	CRF	Total	OLD	Fee
			Monthly Contribution \$	SWIMMING POOL AMENITIES FEE \$	Monthly Contribution \$	Monthly Strata Fees \$	Monthly Strata Fees \$	Adjustment Feb-Apr/25 \$
55	805 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
56	806 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
57	807 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
58	808 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
59	809 Tower C	87	544.56	24.05	69.05	637.66	619.08	55.74
60	810 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
61	901 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
62	902 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
63	903 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
64	904 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
65	905 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
66	906 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
67	907 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
68	908 Tower C	104	650.97	28.75	82.55	762.27	740.05	66.66
69	909 Tower C	89	557.08	24.61	70.64	652.33	633.30	57.09
70	910 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
71	1001 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
72	1002 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
73	1003 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
74	1004 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
75	1005 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
76	1006 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
77	1007 Tower C	110	688.53	30.41	87.31	806.25	782.75	70.50
78	1008 Tower C	90	563.34	24.88	71.43	659.65	640.42	57.69
79	1009 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
80	1101 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
81	1102 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
82	1103 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
83	1104 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
84	1105 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
85	1106 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
86	1107 Tower C	110	688.53	30.41	87.31	806.25	782.75	70.50
87	1108 Tower C	90	563.34	24.88	71.43	659.65	640.42	57.69
88	1109 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
89	1201 Tower C	94	588.38	25.99	74.61	688.98	668.89	60.27
90	1202 Tower C	51	319.23	14.10	40.48	373.81	362.90	32.73
91	1203 Tower C	88	550.82	24.33	69.85	645.00	626.20	56.40
92	1204 Tower C	53	331.75	14.65	42.07	388.47	377.14	33.99
93	1205 Tower C	58	363.04	16.04	46.04	425.12	412.71	37.23
94	1206 Tower C	61	381.82	16.87	48.42	447.11	434.07	39.12
95	1207 Tower C	110	688.53	30.41	87.31	806.25	782.75	70.50
96	1208 Tower C	90	563.34	24.88	71.43	659.65	640.42	57.69
97	1209 Tower C	83	519.53	22.95	65.88	608.36	590.62	53.22
98	1301 Tower C	142	888.83	39.26	112.71	1,040.80	1,010.46	91.02
99	1302 Tower C	133	832.50	36.77	105.56	974.83	946.42	85.23
100	1303 Tower C	118	738.61	32.63	93.66	864.90	839.68	75.66
101	1304 Tower C	128	801.20	35.39	101.59	938.18	910.85	81.99
102	1401 Tower C	142	888.83	39.26	112.71	1,040.80	1,010.46	91.02
103	1402 Tower C	134	838.75	37.05	106.36	982.16	953.54	85.86
104	1403 Tower C	117	732.35	32.35	92.86	857.56	832.56	75.00
105	1404 Tower C	128	801.20	35.39	101.59	938.18	910.85	81.99
106	1501 Tower C	228	1,427.14	63.04	180.97	1,671.15	1,622.44	146.13
107	1502 Tower C	249	1,558.58	68.84	197.63	1,825.05	1,771.89	159.48
108	TH1 Tower D	104	650.97	28.75	82.55	762.27	740.05	66.66
109	TH2 Tower D	100	625.94	27.65	79.37	732.96	711.59	64.11

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2025 to Jan 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund	MONTHLY	CRF	Total	OLD	Fee
			Monthly Contribution \$	SWIMMING POOL AMENITIES FEE \$	Monthly Contribution \$	Monthly Strata Fees \$	Monthly Strata Fees \$	Adjustment Feb-Apr/25 \$
110	TH3 Tower D	100	625.94	27.65	79.37	732.96	711.59	64.11
111	TH4 Tower D	100	625.94	27.65	79.37	732.96	711.59	64.11
112	TH5 Tower D	115	719.83	31.80	91.28	842.91	818.33	73.74
113	201 Tower D	117	732.35	32.35	92.86	857.56	832.56	75.00
114	202 Tower D	55	344.27	15.21	43.65	403.13	391.36	35.31
115	203 Tower D	103	644.71	28.48	81.75	754.94	732.94	66.00
116	301 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
117	302 Tower D	101	632.20	27.92	80.16	740.28	718.70	64.74
118	303 Tower D	56	350.52	15.48	44.45	410.45	398.48	35.91
119	304 Tower D	91	569.60	25.16	72.23	666.99	647.54	58.35
120	305 Tower D	61	381.82	16.87	48.42	447.11	434.07	39.12
121	306 Tower D	55	344.27	15.21	43.65	403.13	391.36	35.31
122	307 Tower D	89	557.08	24.61	70.64	652.33	633.30	57.09
123	313 Tower D	87	544.56	24.05	69.05	637.66	619.08	55.74
124	314 Tower D	55	344.27	15.21	43.65	403.13	391.36	35.31
125	315 Tower D	89	557.08	24.61	70.64	652.33	633.30	57.09
126	312 Tower D	109	682.27	30.14	86.51	798.92	775.62	69.90
127	311 Tower D	107	669.75	29.58	84.93	784.26	761.40	68.58
128	310 Tower D	107	669.75	29.58	84.93	784.26	761.40	68.58
129	309 Tower D	107	669.75	29.58	84.93	784.26	761.40	68.58
130	308 Tower D	110	688.53	30.41	87.31	806.25	782.75	70.50
131	Caretaker Tower D	55	344.27	15.21	43.65	403.13	391.36	35.31
132	401 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
133	402 Tower D	101	632.20	27.92	80.16	740.28	718.70	64.74
134	403 Tower D	56	350.52	15.48	44.45	410.45	398.48	35.91
135	404 Tower D	91	569.60	25.16	72.23	666.99	647.54	58.35
136	405 Tower D	61	381.82	16.87	48.42	447.11	434.07	39.12
137	406 Tower D	55	344.27	15.21	43.65	403.13	391.36	35.31
138	407 Tower D	57	356.78	15.76	45.24	417.78	405.60	36.54
139	408 Tower D	100	625.94	27.65	79.37	732.96	711.59	64.11
140	409 Tower D	102	638.46	28.20	80.96	747.62	725.82	65.40
141	410 Tower D	88	550.82	24.33	69.85	645.00	626.20	56.40
142	501 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
143	502 Tower D	101	632.20	27.92	80.16	740.28	718.70	64.74
144	503 Tower D	56	350.52	15.48	44.45	410.45	398.48	35.91
145	504 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
146	505 Tower D	61	381.82	16.87	48.42	447.11	434.07	39.12
147	506 Tower D	55	344.27	15.21	43.65	403.13	391.36	35.31
148	507 Tower D	57	356.78	15.76	45.24	417.78	405.60	36.54
149	508 Tower D	100	625.94	27.65	79.37	732.96	711.59	64.11
150	509 Tower D	102	638.46	28.20	80.96	747.62	725.82	65.40
151	510 Tower D	87	544.56	24.05	69.05	637.66	619.08	55.74
152	601 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
153	602 Tower D	101	632.20	27.92	80.16	740.28	718.70	64.74
154	603 Tower D	56	350.52	15.48	44.45	410.45	398.48	35.91
155	604 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
156	605 Tower D	86	538.31	23.78	68.26	630.35	611.96	55.17
157	606 Tower D	86	538.31	23.78	68.26	630.35	611.96	55.17
158	607 Tower D	100	625.94	27.65	79.37	732.96	711.59	64.11
159	608 Tower D	102	638.46	28.20	80.96	747.62	725.82	65.40
160	609 Tower D	88	550.82	24.33	69.85	645.00	626.20	56.40
161	701 Tower D	92	575.86	25.44	73.02	674.32	654.66	58.98
162	702 Tower D	101	632.20	27.92	80.16	740.28	718.70	64.74
163	703 Tower D	56	350.52	15.48	44.45	410.45	398.48	35.91
164	704 Tower D	91	569.60	25.16	72.23	666.99	647.54	58.35

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2025 to Jan 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund	MONTHLY	CRF	Total	OLD	Fee
			Monthly Contribution \$	SWIMMING POOL AMENITIES FEE \$	Monthly Contribution \$	Monthly Strata Fees \$	Monthly Strata Fees \$	Adjustment Feb-Apr/25 \$
165	705 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
166	706 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
167	707 Tower D	100	625.94	27.65	79.37	732.96	711.61	64.05
168	708 Tower D	103	644.71	28.48	81.75	754.94	732.96	65.94
169	709 Tower D	88	550.82	24.33	69.85	645.00	626.22	56.34
170	801 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
171	802 Tower D	101	632.20	27.92	80.16	740.28	718.72	64.68
172	803 Tower D	56	350.52	15.48	44.45	410.45	398.50	35.85
173	804 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
174	805 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
175	806 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
176	807 Tower D	100	625.94	27.65	79.37	732.96	711.61	64.05
177	808 Tower D	103	644.71	28.48	81.75	754.94	732.96	65.94
178	809 Tower D	88	550.82	24.33	69.85	645.00	626.22	56.34
179	901 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
180	902 Tower D	101	632.20	27.92	80.16	740.28	718.72	64.68
181	903 Tower D	56	350.52	15.48	44.45	410.45	398.50	35.85
182	904 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
183	905 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
184	906 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
185	907 Tower D	100	625.94	27.65	79.37	732.96	711.61	64.05
186	908 Tower D	103	644.71	28.48	81.75	754.94	732.96	65.94
187	909 Tower D	88	550.82	24.33	69.85	645.00	626.22	56.34
188	1001 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
189	1002 Tower D	101	632.20	27.92	80.16	740.28	718.72	64.68
190	1003 Tower D	56	350.52	15.48	44.45	410.45	398.50	35.85
191	1004 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
192	1005 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
193	1006 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
194	1007 Tower D	100	625.94	27.65	79.37	732.96	711.61	64.05
195	1008 Tower D	103	644.71	28.48	81.75	754.94	732.96	65.94
196	1009 Tower D	88	550.82	24.33	69.85	645.00	626.22	56.34
197	1101 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
198	1102 Tower D	101	632.20	27.92	80.16	740.28	718.72	64.68
199	1103 Tower D	56	350.52	15.48	44.45	410.45	398.50	35.85
200	1104 Tower D	92	575.86	25.44	73.02	674.32	654.68	58.92
201	1105 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
202	1106 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
203	1107 Tower D	108	676.01	29.86	85.72	791.59	768.54	69.15
204	1108 Tower D	87	544.56	24.05	69.05	637.66	619.10	55.68
205	1201 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
206	1202 Tower D	101	632.20	27.92	80.16	740.28	718.72	64.68
207	1203 Tower D	56	350.52	15.48	44.45	410.45	398.50	35.85
208	1204 Tower D	92	575.86	25.44	73.02	674.32	654.68	58.92
209	1205 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
210	1206 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
211	1207 Tower D	108	676.01	29.86	85.72	791.59	768.54	69.15
212	1208 Tower D	88	550.82	24.33	69.85	645.00	626.22	56.34
213	1301 Tower D	91	569.60	25.16	72.23	666.99	647.56	58.29
214	1302 Tower D	101	632.20	27.92	80.16	740.28	718.72	64.68
215	1303 Tower D	56	350.52	15.48	44.45	410.45	398.50	35.85
216	1304 Tower D	92	575.86	25.44	73.02	674.32	654.68	58.92
217	1305 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
218	1306 Tower D	86	538.31	23.78	68.26	630.35	611.98	55.11
219	1307 Tower D	108	676.01	29.86	85.72	791.59	768.54	69.15

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2025 to Jan 31, 2026

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	MONTHLY SWIMMING POOL AMENITIES FEE \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Feb-Apr/25 \$	
220	1308 Tower D	88	550.82	24.33	69.85	645.00	626.22	56.34	
221	1401 Tower D	136	851.27	37.60	107.94	996.81	967.78	87.09	
222	1402 Tower D	146	913.87	40.37	115.88	1,070.12	1,038.95	93.51	
223	1403 Tower D	126	788.68	34.84	100.01	923.53	896.62	80.73	
224	1404 Tower D	130	813.72	35.94	103.18	952.84	925.09	83.25	
225	1501 Tower D	137	857.53	37.88	108.74	1,004.15	974.90	87.75	
226	1502 Tower D	146	913.87	40.37	115.88	1,070.12	1,038.95	93.51	
227	1503 Tower D	126	788.68	34.84	100.01	923.53	896.62	80.73	
228	1504 Tower D	130	813.72	35.94	103.18	952.84	925.09	83.25	
229	1601 Tower D	251	1,571.10	69.40	199.22	1,839.72	1,786.13	160.77	
230	1602 Tower D	237	1,483.47	65.53	188.11	1,737.11	1,686.51	151.80	
			20,547	128,611.11	5,680.94	16,308.59	150,600.64	146,210.86	13,169.34
Total Annual Strata Fees (x 12 months) =			1,543,333.32	68,171.28	195,703.08	1,807,207.68	1,754,530.32		

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

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 EPS4621
WALL CENTRE CENTRAL PARK PHASE 2**

*Held on Monday, March 31, 2025
Held Virtually via Teams*

COUNCIL IN ATTENDANCE:	Stephanie Leung Jason Soo Mark Yip Erica Commons Nathanael Leung	President Vice-President Treasurer Member Member
REGRETS:	Craig Robichaud Jackie Wong	Secretary Member
SENIOR STRATA MANAGER:	May Le	FirstService Residential
SENIOR REGIONAL DIRECTOR:	Peter Chan	FirstService Residential
STRATA MANAGER:	Juliana Oliveira	FirstService Residential

The meeting was called to order at 5:30 p.m.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on February 3, 2025, as distributed. **CARRIED.**

BUILDING MANAGER'S REPORT

The Building Manager's Weekly Reports from February 2nd to March 22nd, 2025, were forwarded to Council for their information.

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** Council reviewed the accounts receivable report and noted that the receivables are in good shape.

Owners are reminded that Strata fees are due on the 1st of each month. Owners are advised that FirstService Residential does not mail out invoices for Strata fees and special assessments; if you are regularly receiving a statement of account from FirstService Residential, that means that your financial obligation to your Strata Corporation, *EPS4621 The Owners of Wall Centre Central Park Phase 2*, is not being met and you owe money.

This may have ramifications on the Strata's ability to properly function each month and pay vendors and contractors on time and in full.

It is each Strata Lot Owner's individual responsibility to ensure that monthly Strata fees and any special assessments are paid in full and on time and to keep the status of your accounts updated. Please be advised that one of the easiest and most convenient methods that Owners can utilize to stay current is **FSRConnect™** system. You can log in to your account 24/7 and view the status and any outstanding balances of your account.

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. **Monthly Statements:** It was moved and seconded to approve the financial statements of January and February 2025, as previously circulated. **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.

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

WARRANTY REPORT

1. **15-Month and 2-Year Warranty:** Prior to the meeting, Aviva reopened the claim due to another leak in the parkade between Phase 1 and Phase 2. The Developer arrange further repairs, and the area is now being monitored.
2. **5-Year Building Envelope Warranty:** It has been confirmed that all warrantable deficiencies reported on the 5-year warranty review that have not previously been reported have been repaired.

ANNUAL AND ROUTINE MAINTENANCE

1. **Window Cleaning:** It was moved and seconded to approve Black Tie Property Services' revised quotations, in the amounts totaling \$12,965.92 (plus GST), to clean the exterior non-balcony windows, the exterior balcony railing glass, and specialized cleaning of the hazy deposits on the exterior windows of a penthouse unit. **CARRIED.** The work is scheduled from June 9th to 13th, 2025.

2. **Parkade Power Washing:** Black Tie Property Services will be scheduling the parkade power washing in June at a reduced rate of \$3,328.00 (plus GST).
3. **Roof Anchor Inspection:** Black Tie Property Services will be scheduling the roof anchor inspection in May at a reduced rate of \$926.10 (plus GST).
4. **Drain Cleaning:** Megahydraulics is scheduled to hydro-flush the kitchen drains from April 7th to 21st, 2025.
5. **Dryer Duct Cleaning:** It was moved and seconded to approve Black Tie Property Services' quotation, in the amount of \$16,283.43 (plus GST). Work will be scheduled in November/December.

BUSINESS ARISING

1. **Mechanical Repairs:**
 - (a) **Sump Pit/Catch Basins:** Megahydraulics cleaned the sump pits and catch basins from February 24th to 25th, 2025.
 - (b) **Sump Float Switches:** Megahydraulics replaced the four faulty float switches for the sanitary sump pumps on February 26, 2025.
2. **Entrance Awning:** Council reviewed options for a building logo to cover the awning dent. After discussion, Council agreed to proceed with obtaining pricing for the building number plate with the backing to be similar to the awning colour, and to also obtain pricing for the building name to be installed on the left brick wall next to the entrance and a height restriction decal to be installed on the south part of the awning.
3. **Damaged Grate:** A review of the parkade membrane by the entrance ramp is pending prior to repairing the damaged grate.
4. **Meeting Room Conversion:** Council reviewed a quotation to install a camera in the 16th floor Meeting Room as part of the conversion from a meeting room to a co-working space. The Meeting Room conversion will be proposed to the Owners at the next Annual General Meeting.
5. **Parkade Ramp Recoating:** Council reviewed three revised quotations to recoat the entrance/exit parkade ramps; however, it was noted that the worn membrane extends further down and possibly into the residential parkade. After discussion, Council directed the Strata Manager to have the contractors review the entire parkade and provide a budget to consider for the next Annual General Meeting.
6. **Elevator Maintenance:** Richmond Elevator replaced the ropes on Car 2 from March 10th to 13th, 2025. The braking system was adjusted during the CAT1 testing which rectified the noise that started on February 3, 2025.

Council reviewed a proposal from TK Elevator for elevator maintenance. After discussion, Council decided not to change vendors at this time, but to send a letter to Richmond Elevator to remove the auto-renewal clause from the contract.

7. **Speed Bumps:** Repairs to the damaged speedbump by the Garbage Room and installation of two new rubber speedbumps by the residential gate are pending.
8. **Removable Bollards:** Council discussed the installation of removable bollards again, and after discussion, directed the Strata Manager to request that CNH issue a reminder notice to their guests/clients not to park in the Strata's loading area, and to open a case with the City of Vancouver to spend more time monitoring Ormidale Street due to idling vehicles blocking street access.
9. **Water Temperature Fluctuations:** It was moved and seconded to ratify Council's email approval for Megahydraulics's quotation, in the amount of \$7,370.11 (plus GST), to replace the Domestic Cold Water PRV8 on the 5th floor and \$9,498.33 (plus GST), to replace twenty check valves on the Domestic Hot Water recirculation Manifold on the 11th floor. **CARRIED.** All work has been completed.
10. **Parkade Crack Leak:** It was moved and seconded to approve XTR Building Services' quotation, in the amount of \$1,545.00 (plus GST), to repair the parkade membrane crack located above the residential gate.
11. **Evacuation Floor Plan:** A replacement evacuation floor plan has been ordered from EEC Industries to replace the missing one on the 8th floor.

BYLAW VIOLATIONS REPORT & RESPONSES

It was moved and seconded to ratify all Bylaw violation letters that were sent in between meetings. **CARRIED.**

Council reviewed three Bylaw violations and three responses. After discussion, it was moved and seconded to waive the fines for all three units. **CARRIED.**

COMMITTEES

1. **Gym Committee:**

- (a) **Gym Flooring:** Parts of the gym flooring have been installed. Council reviewed a quotation to move some of the equipment, install the remaining gym flooring, and move the equipment back. After discussion, the Committee Liaison will obtain second quotation.
- (b) **Cable Fly Machine:** Tech 4 has taken over maintenance from Fitness Town and attended the site to review the cable fly machine. The technician noted that the cable has been adjusted, but the machine looks like it was installed incorrectly. The Committee Liaison advised that the machine is safe to use for the time being but is not smooth or efficient.

2. **Energy Committee:**

- (a) **Electrical Planning Report:** Phase 1 and Phase 2 has reached out to the Strata to see if there was any interest in obtaining bulk pricing for the Electrical Planning Report. After discussion, Council agreed to be included in the bulk pricing.

It was noted that Council Member, Nathanael Leung, is the Principal of Dynasty Engineering, and will be providing quotations for all three phases. Nathanael has acknowledged that he will be omitted from the meeting and any emails relating to any discussions involving the quotations.

- (b) **LED Lighting Upgrades:** The Building Manager audited all lights throughout the building. The committee will obtain a quotation to upgrade all fluorescent lights to LED lights.
- (c) **EV Charger:** One EV charger was successfully commissioned in March. The Strata Manager will now charge the monthly user fee.

A request for an EV charger for P3 is under review as it requires at least two Owners side by side to install EV chargers.

- (d) **EV Infrastructure Upgrade:**
 - (i) **Network Infrastructure:** The Energy Committee requested that Council consider proposing a resolution at the next Annual General Meeting to add network and wiring to accommodate more EV chargers. The cost will be approximately \$26,000.00.
 - (ii) **Electrical Infrastructure:** The current infrastructure only allows for splicing from existing "EV Ready" residential spots from original building development plan. An electrical infrastructure upgrade is needed to upgrade the current electrical equipment to accommodate for more electrical connections to residential parking lots for additional EV Chargers.
 - (iii) **Energy Star Portfolio Management (ESPM):** Council Member, Nathanael Leung, has volunteered to complete the mandatory City of Vancouver Carbon Reporting (ESPM) due on June 1st, 2025, instead of contracting a 3rd party consulting firm to complete.
- 3. **Garden Committee:** It was moved and seconded to approve a \$1,500.00 budget for the Garden Committee to purchase two sheds for the communal garden to store gardening equipment. **CARRIED.**
- 4. **Security Committee:**
 - (a) **Parkade Security:** The Security Committee would like to remind all residents to wait for the gate to close when exiting the parkade gate - not just when entering the parkade gate.
 - (b) **Fob Audits:** The Security Committee has requested to initiate a fob audit this year.

NEW BUSINESS

- 1. **Bathroom Faucet:** Council reviewed quotations to replace the failed sensor faucet in the Amenity Room bathroom either with a similar electronic faucet or a standard conventional faucet. After discussion, it was moved and seconded to approve Megahydrionics'

quotation, in the amount of \$936.59 (plus GST), to replace with a standard conventional faucet. **CARRIED. Post Meeting Update: Completed.**

2. **P1 Corridor:** Council reviewed a quotation to install a security camera in the P1 corridor. After discussion, Council directed the Strata Manager to obtain clarification on the camera licensing.
3. **Landscaping:** Council reviewed two quotations for landscape maintenance, and after discussion, it was moved and seconded to approve Symbiotic Landscapes' proposal, in the amount of \$10,495.70 (plus GST) for the year, for landscape maintenance and plant health management, to be invoiced monthly. **CARRIED.**
4. **Strata Rules:** It was moved and seconded to amend the following Strata Rules to read as follows:

"Garden Plots

Rule #2 – Residents are to notify the Strata Corporation between January 1st and January 30th of each year, in writing, of their request for a garden plot assignment.

Rules #4 – Owners or assigned tenants must submit to the Strata Corporation the annual user fee by the due date stated on the assignment letter."

CARRIED.

5. **Silverfish Treatment:** The Strata Manager advised Council that during the last treatment, over 30 units who requested treatment did not provide access during the treatment, as such, the cost was higher for each unit due to being below the threshold. After discussion, Council directed the Strata Manager to schedule a treatment date first and send out another survey.
6. **Car Wash:** Residents have inquired on a couple of areas in the P4 level that may be used for washing vehicles. Council directed the Strata Manager to review potential car wash areas during the next site visit.
7. **Smart Locker Banner:** Council directed the Strata Manager to inquire with Bluebits whether the locker advertisement banner can now be removed.
8. **Bylaw 55:** The Strata Manager advised Council that Strata Bylaw 55 does not make sense and should be removed at the next Annual General Meeting.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 7:59 p.m.

Next Meeting: Council Meeting, May 12, 2025, at 5:30 p.m. via Teams

FirstService Residential BC Ltd.

May Le
Senior Strata Manager
Per the Owners
Strata Plan EPS4621

ML/sm

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, February 27, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice-President/Treasurer
	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
	Alan Gray	Bylaw Committee
	Robert Friesen*	Secretary
	John Shen*	Social Committee
HEARINGS:	Owners	Strata Lot 179
	Tenant	Strata Lot 25
	Owner	Strata Lot 128
STRATA MANAGER:	Iris Lee	FirstService Residential <i>*via web-conference</i>

General Inquiries – Contact Information: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

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

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on January 15, 2025.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. The decision regarding Civil Resolution Tribunal dispute notice (ST-2023-005685) was issued on September 26, 2024.
2. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata's legal interests in relation to construction defects in the Strata's fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading. Residents are requested to inspect their ceiling and report any discolouration or potential sprinkler leaks to the Strata Corporation.

Council confirmed receipt of the proposed settlement agreement and the legal representative's suggested changes. The settlement with the suggested changes was approved by majority vote (*5 in favour, 1 opposed*).

OWNER/TENANT HEARINGS

The Owners of Strata Lot 179 attended the meeting from 4:10 p.m. to 4:15 p.m. to respond to a bylaw violation notice regarding an oversized pet dog. It was noted the pet dog will be allowed to remain despite the non-compliance with the current size restriction but does not preclude Council from taking action in the future should issues arise.

The Tenant of Strata Lot 25 attended the meeting from 4:15 p.m. to 4:20 p.m. to respond to a bylaw violation notice regarding an oversized pet dog. It was noted the pet dog will be allowed to remain despite the non-compliance with the current size restriction but does not preclude Council from taking action in the future should issues arise.

The Owner of Strata Lot 128 attended the meeting from 4:30 p.m. to 4:32 p.m. to respond to a bylaw violation notice regarding an oversized pet dog and nuisance/disturbance by the pet. After review, Council requested a \$200 fine to be levied for noted nuisance/disturbance incident.

CORRESPONDENCE

1. Alleged Bylaw/Rule Violations:

- (a) ***Oversized Pet Dogs:*** Council reviewed responses from Strata Lot 111, 165 and 155 regarding an oversized pet dog. For Strata Lot 111 and 165 - the pet dog will be allowed to remain despite the non-compliance with the current size restriction but does not preclude Council from taking action in the future should issues arise. For Strata Lot 155 – it was noted the pet dog has left the building.
 - (b) ***Strata Lot 90 – Pet Barking:*** Council reviewed the tenant's response and requested 1 fine of \$200 to be levied for the February incident.
 - (c) ***Excessive Noise Complaint:*** Council requested a warning letter to be issued regarding excessive noise (furniture moving) to Strata Lot 38.
 - (d) ***Pet Urination Complaint:*** Council review a complaint regarding pet urination near the intercom and noted the security cameras cannot be used for minor bylaw/rule infractions.
2. ***Strata Lot 150 – EV Charging Meter Installation:*** Council discussed the owner's request regarding installation of an additional meter so that consumption can be charged directly to

their BC Hydro account. It was noted this has been investigated by Council and NRG Electric and declined due to the costs associated with the installation process.

3. **Parking Stall Request:** Council denied a tenant's request to permanently use an accessible parking stall. The stall can be used if available and with a valid permit.
4. **Strata Lot 224 - In-Suite Renovation Request:** Council ratified an owner's in-suite renovation request.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The accounts receivable report was reviewed. Two outstanding chargebacks were discussed.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statements:** The financial statements up to January 2025 for EPS4098 and EPS4098 Amenity were approved. Council requested a breakdown of all costs associated with the insurance claim.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com or jonathanwong@bosaproperties.com. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Annual General Meeting – Preparation:** The draft proposed budgets for EPS4098 and EPS4098 was approved with some minor changes. Council discussed the EV charging fee and noted the new proposed fee is \$45/month based on review of electricity consumption costs.

3. **EV Charging – Meter Installation:** Discussed under “correspondence”.
4. **Security Cameras:** Discussion deferred to the next meeting following the AGM.
5. **Insurance Claim – Tower C Standpipe Water Loss:**
 - a. **Repair Bid/Progress:** Repairs are nearing completion.
 - b. **Elevator Repairs:** Fabrication is in progress per TK Elevator’s approved quote and installation is expected to begin in spring 2025.
 - c. **Standpipe Caps Upgrade:** The brass standpipe caps have been ordered and are in transit.

It was noted this water loss is a police investigation, and residents with any information are encouraged to contact the White Rock RCMP and provide the file number (2024-3985).

Insurance Adjuster contact information:

Mark Thomas, Claims Pro
Mark.thomas@claimspro.ca
604-598-7489 / Mobile: 778-551-1063

6. **Depreciation Report:** In progress per Sense Engineering’s approved proposal.
7. **Bike Storage:** Discussion deferred to the next meeting.
8. **Patio Door Pins:** Discussion deferred to the next meeting.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.
2. **Plaza Committee – Updates:** Council discussed updates from the February 5th Plaza Committee meeting. Please note the upcoming events:
 - White Rock Farmers Market – Every Sunday from April 20th - October 12th.
 - Circular Fashion Market – Fashion market selling clothes made by recycled materials on Saturday June 7th & Saturday July 5th.
 - White Rock BIA Jazz and Blues Festival - Jazz festival on Saturday June 14th.
 - Yoga For All – Wednesday July 2nd & Wednesday July 9th
 - TD Concert at the Pier – biggest event held at the Plaza on Thursday July 10th.
(Could have a few thousand people at the Plaza.)
 - White Rock Family Pride Day – Saturday July 19th.
 - Uptown Music Festival – Saturday August 9th.
3. **Amenity Dog Run:** Council discussed residents leaving pet waste on common property, including the dog run. A reminder notice will be issued to all pet owners.

4. ***Sprinkler Head Leaks:*** Council will establish a process for sprinkler head leaks going forward, including steps to report a leak, developer involvement during the extended warranty period, Strata insurance coverage (if any), and owner responsibility, including involvement with personal homeowner/tenant insurance.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:50 p.m.

Next Meetings: **Pre-AGM Information Session** – Monday, March 24, 2025, at 6:00 p.m.
White Rock Community Centre – 15154 Russell Ave., White Rock

Annual General Meeting – Monday, March 31, 2025
(Registration – 5:30 p.m.)
White Rock Community Centre – 15154 Russell Ave., White Rock

Note:

Please be advised that the Annual General Meeting will be held on **Monday, March 31, 2025**, and a separate **INFORMATION MEETING** will be held 1 week prior on **Monday, March 24, 2025, at 6:00 pm.**

Owners will be able to ask questions regarding the AGM notice package and strata insurance and/or claims, but please note - **no voting will take place at this information meeting on March 24th**. Please feel free to send your questions in advance to Resident Support Services:

fsresidentialbcsupport.zendesk.com
Phone: 1.855.273.1967

Both meetings will be held in the WHITE ROCK COMMUNITY CENTRE - ground floor of Tower A.

Please note this year's AGM will be held in person. If you cannot attend, please consider completing a proxy appointment form (included in the AGM notice package) and giving it to a trusted party to vote on your behalf. The AGM notice package will be sent out by March 10th.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Wednesday, January 15, 2025, at 4:00 p.m.
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Ron Bruhaug Karen Mitchell	Vice-President/Treasurer Privacy/Bylaw Committee/ Plaza Joint Operation
	Alan Gray Robert Friesen John Shen	Bylaw Committee Secretary Social Committee
REGRETS:	Steve Raben	President
HEARING:	Owner*	Strata Lot 128
STRATA MANAGER:	Iris Lee*	FirstService Residential <i>*via web-conference</i>

General Inquiries – Contact Information: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Pet Complaints: For any pet complaints or issues, residents are requested to contact the City of White Rock's bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

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

OWNER HEARING

The Owner of Strata Lot 128 attended the meeting from 4:00 p.m. to 4:10 p.m. to discuss concerns regarding a warning notice issued for lounge usage, an incident in the elevator involving their pet dog and items left in the doorways. The Strata Manager was requested to issue a response to the Owner and to issue violation notices for disruption/nuisance caused by their pet dog per bylaw 3(4)(d) and contravention of the size restriction per bylaw 3(4)(b)(ii).

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on November 25, 2024, with the following changes:

FINANCIAL REPORT

1. *Review of Accounts Receivable: Council will review two chargebacks and investigate initiating Civil Resolution Tribunal claims.*

BUSINESS ARISING

9. *Annual General Meeting – Planning: Council reviewed the resolutions that had been defeated at last year’s AGM. The following resolutions will be included in the upcoming AGM: bylaw amendments for smoking prohibition, ~~quiet hours~~, late payment interest, Council election, and EV charging fee update.*
11. *Tower D Entrance Repair: The Strata Manager was requested to coordinate repairs with the Building Manager.*

NEW BUSINESS

- 2 *Plaza Committee: The 2025 draft budget was reviewed.*

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. The decision regarding Civil Resolution Tribunal dispute notice (ST-2023-005685) was issued on September 26, 2024.
2. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata’s legal interests in relation to construction defects in the Strata’s fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading. Residents are requested to inspect their ceiling and report any discolouration or potential sprinkler leaks to the Strata Corporation.

Council confirmed receipt of the Developer’s proposal to settle this matter and is awaiting the draft settlement agreement and will review Bosa’s diagnosis further. Council had discussed holding a general meeting to approve the settlement via 3/4 vote of the ownership and declined via majority vote (*2 in favour, 4 opposed*).

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** The accounts receivable report was reviewed. Council approved proceeding with a lien for Strata Lot 72 and Strata Lot 110 following expiration of the 21-day notice period. Two outstanding chargebacks were discussed, and it was noted Council has filed a property damage claim with ICBC for 1 incident involving parkade gate damage.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statements:** The financial statements up to December 2024 for EPS4098 and EPS4098 Amenity were approved. Council requested a breakdown of the mechanical repair & maintenance line item for further review.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. The developer can be contacted via email: clo@bosaproperties.com or jonathanwong@bosaproperties.com FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting. The Strata Manager was requested to follow up on carpet replacement on the 10th floor hallway in Tower D and gravel top-up in the dog run area.
2. **Annual General Meeting – Draft Resolutions:** Council reviewed the proposed resolutions for the AGM notice including a proposed bylaw amendment regarding election of Council Members drafted by Lesperance Mendes Lawyers. Council discussed the proposed bylaw addition for EV charging and a new fee will be proposed based on review of electricity consumption costs.
3. **EV Charging:** Council is in communication with NRG Electric regarding installation of additional meters so consumption can be potentially charged directly to the EV Owners' accounts. This matter will be reviewed again at the next meeting.
4. **Annual General Meeting – Draft Budget:** Council reviewed the draft proposed budget and requested several amendments including snow removal and hallway maintenance. Expenses were reviewed, and window cleaning frequency will be increased to twice per year, and the Strata Manager was also requested to issue a 3% rent increase to the

Building Manager. Both EPS4098 and EPS4098A budgets will be finalized at the next Council Meeting.

5. **Security Cameras:** Council reviewed Smart-Tek's quotation for installation of additional security cameras and will review this matter again upon receipt of the year end financials.
6. **Insurance Renewal:** Council approved BFL Canada's policy for the term of December 1, 2024, to December 1, 2025, with a renewal premium of \$426,610. It was noted Hub International had declined to provide an alternate quote due to the open claim from July 2024. **Please refer to the attached insurance summary and note the renewal changes.**
7. **Insurance Claim – Tower C Standpipe Water Loss:**
 - (a) **Repair Bid/Progress:** Repairs are in progress by Belfor Restoration and are expected to be completed in February 2025.
 - (b) **Elevator Repairs:** Elevator repairs are in progress by TK Elevator per the approved quote, and both elevators are in operation as of late October 2024.
 - (c) **Standpipe Cape Upgrade:** After review of two samples, Council has ordered a supply of brass standpipe caps to replace the existing plastic caps. The materials are expected to arrive by mid-February.

It was noted this water loss is a police investigation, and residents with any information are encouraged to contact the White Rock RCMP and provide the file number (2024-3985).

Insurance Adjuster contact information:

Mark Thomas, Claims Pro
Mark.thomas@claimspro.ca
604-598-7489 / Mobile: 778-551-1063

8. **Depreciation Report:** In progress per Sense Engineering's approved proposal. A site visit is scheduled for January 23rd.
9. **Bike Storage:** Discussion deferred to the next meeting.
10. **Patio Door Pins:** Discussion deferred to the next meeting.
11. **Tower D Entrance Repair:** Crack repair was completed by Impact Concrete Ltd. in December 2024.

CORRESPONDENCE

1. **Alleged Bylaw/Rule Violations:**
 - (a) **Strata Lot 71 – Excessive Noise:** Council reviewed the Owner's response and requested 2 fines of \$200 to be levied for repeated excessive noise.

- (b) **Strata Lot 73 – Fine Reversal:** Council reviewed the Owner’s communication and noted the original violation letter contained an error but that the \$200 fine levied for improper use of common property will remain on the account.
 - (c) **Strata Lot 215 – Dog Behavior/Oversized:** Council reviewed the tenant’s complaint regarding a dog bite and requested the Strata Manager to issue a violation notice for contravention of the size restriction and for aggressive behavior. Notice will be provided to remove the dog from Miramar Tower C/D and the affected resident will be requested to report the incident to White Rock bylaw enforcement.
 - (d) **Oversized Dogs:** Council discussed bylaw 3(4)(b)(ii) and requested the Strata Manager to issue violation notices to all units in contravention.
2. **Strata Lot 122 – Alteration Request:** Council declined an Owner’s request to install a garden arch on the patio. No alterations can be made to common or limited common property.
 3. **Strata Lot 229 – Alteration Request:** Council declined an Owner’s request to enclose the rooftop patio. No alterations can be made to common or limited common property.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.
2. **Sprinkler Leak:** A leak affecting Thrifty Foods was traced to a sprinkler leak in a third-floor unit in Tower D. Restoration has been completed by Platinum Pro-Claim Restorations and Bosa will be contacted to confirm reimbursement/coverage for drying and repair costs.
3. **Plaza Committee – Updates:** Council discussed updates from the December 4th Plaza Committee meeting including the 2025 budget.
4. **P2 Gate Repairs:** Council ratified Creative Door’s quote for P2 gate repairs in the amount of \$2,073.14 plus tax.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:43 p.m.

Next Meeting: Thursday, February 27, 2025, at 4:00 p.m.

Information Session - Monday, March 24, 2025, at 6:00 p.m. (tentative)

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/ac

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.



BFL CANADA Risk and Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3





Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602



SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan EPS4098, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	MIRAMAR VILLAGE
Property Manager	FirstService Residential BC Ltd. dba FirstService Residential
Policy Period	December 01, 2024 to December 01, 2025
Policy Number	BFL04EPS4098
Insured Location(s)	1441 Johnston Road, White Rock, BC V4B 3Z4, 15165 Thrift Avenue, White Rock, BC V4B 0C1

INSURING AGREEMENT








 PROPERTY (Appraisal Date: December 1, 2024)	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$142,173,000
Contents - Contents for concierge office		\$8,200
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$100,000	
Sewer Backup	\$100,000	
Water Damage	\$100,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$100,000	100% of the Policy Limit
Resultant Damage from Construction Defect		
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : 12	24 Hour Waiting Period	\$12,420
 CRIME	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
 COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$5,000	\$30,000,000
Non-Owned Automobile	\$5,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions		
Total Pollution Exclusion		
 CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable



BFL CANADA Risk and Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600
 Fax: 604-683-9316
 Toll Free: 1-866-669-9602

INSURING AGREEMENT

 BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	\$250	Blanket
Commercial	\$500	
Canopy	\$1,000	
 EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$5,000	\$142,181,200
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): 12	24 Hour Waiting Period	\$12,420
 POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$20,000,000 Shared
 VOLUNTEER ACCIDENT	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000
 LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate		\$5,000,000
 TERRORISM	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000
 CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

Additional Insured

All other Air Space Parcel Owners, Easement Agreement Parties & Remainder Owners as their interest may appear.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Monday, November 25, 2024
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
	Alan Gray	Bylaw Committee
	Robert Friesen	Secretary
	John Shen*	Social Committee
REGRETS:	Ron Bruhaug	Vice-President/Treasurer
HEARING:	Owner	Strata Lot 196
STRATA MANAGER:	Iris Lee	FirstService Residential <i>*via web-conference</i>

General Inquiries – Contact Information: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

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

OWNER HEARING

The Owner of Strata Lot 196 attended the meeting to respond to an alleged violation regarding excessive staining of hallway carpeting by a pet dog. The Owner was thanked for their attendance and left at 4:08 p.m. After review, Council noted no fine or chargeback will be levied, and the Building Manager will be requested to arrange carpet replacement.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on October 31, 2024.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. The decision regarding Civil Resolution Tribunal dispute notice (ST-2023-005685) was issued on September 26, 2024. More information is noted under “Business Arising – 9”.
2. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata’s legal interests in relation to construction defects in the Strata’s fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading. Residents are requested to inspect their ceiling and report any discoloration or potential sprinkler leaks to the Strata Corporation.

Council confirmed receipt of the Developer’s proposal to settle this matter and is in ongoing communication with the Strata’s legal counsel regarding warranty coverage scope and period.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The accounts receivable report was reviewed. Strata Lot 124’s lien has been discharged following receipt of outstanding strata fees and legal fees.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statements:** Review of the financial statements up to October 2024 for EPS4098 and EPS4098 Amenity was deferred to the next meeting.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved a temporary loan of \$426,610 from the Contingency Reserve Fund for the insurance renewal premium (noted under “Business Arising – 2”).

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner. FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Insurance Renewal:** Council approved BFL Canada's policy for the term of December 1, 2024, to December 1, 2025, with a renewal premium of \$426,610. It was noted Hub International had declined to provide an alternate quote due to the open claim from July 2024. **Please refer to the attached insurance summary and note the renewal changes.**
3. **Insurance Claim – Tower C Standpipe Water Loss:**
 - (a) **Repair Bid/Progress:** It was noted three bids had been received and Belfor Restoration had won the bid in early-November. Repairs are in progress, and the Project Manager is coordinating repairs for affected suites including move-outs for suites that are currently occupied. Suite repairs are expected to be completed by late-January 2025.
 - (b) **Elevator Repairs:** Elevator repairs are in progress by TK Elevator per the approved quote, and both elevators are in operation as of late October.
 - (c) **Standpipe Cape Upgrade:** Council is investigating upgrading the standpipe caps from plastic to brass including delivery options.
 - (d) **Fire System Repairs:** Radius Fire had replaced the damaged devices on November 7, 2024, and fire watch is no longer required. An inspection of all fire safety devices for the 3rd floor and below will be completed in early December to confirm no further repairs are required.

It was noted this water loss is a police investigation, and Residents with any information are encouraged to contact the White Rock RCMP and provide the file number (2024-3985).

Insurance Adjuster contact information:

Mark Thomas, Claims Pro
Mark.thomas@claimspro.ca
604-598-7489 / Mobile: 778-551-1063

4. **Depreciation Report:** In Progress per Sense Engineering's approved proposal.
5. **Bike Storage:** This matter will be reviewed following BC Site Services' review of installation method.

6. **Privacy – Updates:** New video surveillance signage has been installed. Proposals for installation of additional security cameras from VDC-Vandelta and Smart-Tek Communications were reviewed. Council approved Smart-Tek to proceed with installation of a security camera facing the P3 gate in the amount of \$3,561, taxes inclusive.
7. **Patio Door Pins:** It was noted no response from Bosa had been received regarding the patio pin issue. The Strata Manager was requested to have Lesperance Mendes Lawyers to review this matter.
8. **Social Committee – Update:** A notice will be issued for the holiday social event for December 3rd. This event is intended for Owners only.
9. **Annual General Meeting – Planning:** Council reviewed the resolutions that had been defeated at last year’s AGM. The following resolutions will be included in the upcoming AGM: bylaw amendments for smoking prohibition, quiet hours, late payment interest, Council election, and EV charging fee update.

It was noted Council had reviewed electricity consumption costs and the average cost per activated charging station is \$47.47/month. Council will finalize the proposed EV charging fee at the next meeting.

10. **Pool/Hot Tub Usage:** Council discussed pool/hot tub usage and noted they are not in favour of implementing an “adults only” timeframe.

CORRESPONDENCE

1. Alleged Bylaw/Rule Violations:

- (a) **Annual Fire Inspection – No Suite Access:** Responses to the violation letters were reviewed. Please note Owners are responsible for ensuring their contact information and the contact information of their tenants and/or rental agents are current. Suite access for services such as the annual fire inspection is mandatory.

Council requested \$200 fines to be levied for Strata Lot 76, Strata Lot 83, Strata Lot 91, Strata Lot 133, Strata Lot 156, Strata Lot 174, Strata Lot 183, Strata Lot 185, Strata Lot 186, Strata Lot 200 and Strata Lot 218.

- (b) **Strata Lot 90 – Pet Barking:** Council reviewed the tenant’s response and requested 2 fines of \$200 to be levied. It has noted multiple complaints about this pet dog had been received.

For any pet complaints or issues, Residents are requested to contact the City of White Rock’s bylaw enforcement department in addition to submitting a complaint form to FirstService – bylaw@whiterockcity.ca or 604-541-2146.

- (c) **Strata Lot 128 – Fine Reversal (Pet Off Leash):** Council reviewed communication appealing a \$200 fine levied for a pet dog being off leash and a complaint regarding enforcement of cleaning up pet waste. The fine will not be reversed as there had been multiple off-leash incidents/complaints.

- (d) **Strata Lot 128 – Alleged Harassment:** Council reviewed communication regarding an individual allegedly verbally harassing a Resident in the elevator. The Bylaw Committee had reviewed the video footage and requested a violation letter to be sent to the complainant referencing bylaw 3(4)(d) and 3(4)(b).
- (e) **Dog Run Complaint:** A complaint was received regarding pet dogs tunneling in the dog run located in the amenity area, which is creating a tripping hazard and potentially damaging the waterproof membrane. The Building Manager will be requested to order new gravel and to fill in any holes. A reminder notice will be issued to all pet owners – please note Council reserves the right to revoke amenity privileges for repeated violations.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:30 p.m.

Next Meeting: Wednesday, January 15, 2024, at 4:00 p.m.

FirstService Residential BC Ltd.
Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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.



BFL CANADA Risk and Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3





Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602



SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan EPS4098, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	MIRAMAR VILLAGE
Property Manager	FirstService Residential BC Ltd. dba FirstService Residential
Policy Period	December 01, 2024 to December 01, 2025
Policy Number	BFL04EPS4098
Insured Location(s)	1441 Johnston Road, White Rock, BC V4B 3Z4, 15165 Thrift Avenue, White Rock, BC V4B 0C1

INSURING AGREEMENT








 PROPERTY (Appraisal Date: December 1, 2024)	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$142,173,000
Contents - Contents for concierge office		\$8,200
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$100,000	
Sewer Backup	\$100,000	
Water Damage	\$100,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$100,000	100% of the Policy Limit
Resultant Damage from Construction Defect		
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : 12	24 Hour Waiting Period	\$12,420
 CRIME	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
 COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$5,000	\$30,000,000
Non-Owned Automobile	\$5,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		
 CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable



BFL CANADA Risk and Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600
 Fax: 604-683-9316
 Toll Free: 1-866-669-9602

INSURING AGREEMENT

 BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	\$250	Blanket
Commercial	\$500	
Canopy	\$1,000	
 EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$5,000	\$142,181,200
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): 12	24 Hour Waiting Period	\$12,420
 POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$20,000,000 Shared
 VOLUNTEER ACCIDENT	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000
 LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate		\$5,000,000
 TERRORISM	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000
 CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

Additional Insured

All other Air Space Parcel Owners, Easement Agreement Parties & Remainder Owners as their interest may appear.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

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

सुवृत्ती जाणवारी विरयप करवे किमे वेले इस दा उल्लंघा करवादि

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, October 31, 2024
Within the Meeting Room, 15165 Thrift Avenue, White Rock*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice-President/Treasurer
	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
	John Shen	Social Committee
REGRETS:	Robert Friesen	Secretary
	Alan Gray	Bylaw Committee
HEARING:	Owner	Strata Lot 128 (<i>via teleconference</i>)
STRATA MANAGER:	Iris Lee	FirstService Residential

General Inquiries – Contact Information: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Reminders – Pets:

Please be reminded of the following bylaws. Offenders may be fined up to \$200 per incident or every 7 days for a continuing contravention.

3(4)(b) An owner or resident must **not** harbour or keep on a strata lot, common property or land that is a common asset:

(ii) A dog that **exceeds 50 pounds** when fully grown and no more than **20 inches at the shoulder** when fully grown;

3(4)(c) **All litter and/or waste caused by pets must be removed immediately** by the owner, tenant, or occupant from the common property

The meeting was called to order at 4:05 p.m.

OWNER HEARING

Owner of Strata Lot 128 attended the meeting via teleconference to respond to alleged bylaw violations regarding a pet dog being off leash. Owner was thanked for their attendance and left at 4:10 p.m. After review, Council requested a \$200 fine to be levied and noted multiple off-leash incidents had been previously reported. Council discussed the Owner's other concerns, and requested a reminder notice to be issued regarding cleaning up pet waste. The rules regarding locking the fire pits will remain unchanged. The owner will also be reminded of the bylaw regarding pet size.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on September 18, 2024.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. The decision regarding Civil Resolution Tribunal dispute notice (ST-2023-005685) was issued on September 26, 2024. Per the CRT order, Owner of Strata Lot 150 has been reimbursed a total of \$510.17 and the Strata Corporation has stopped enforcing the electric vehicle charging user fees per Bylaw 44. After discussion, Council requested FirstService to reimburse EV charging user fees for all Owners, and noted a new bylaw will be proposed at the 2025 Annual General Meeting. The Strata Manager will also contact BFL regarding information that may have been missed by the strata's legal representative.
2. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata's legal interests in relation to construction defects in the Strata's fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading. Residents are requested to inspect their ceiling and report any discoloration or potential sprinkler leaks to the Strata Corporation.

Council confirmed receipt of the Developer's proposal to settle this matter and is in ongoing communication with the Strata's legal counsel regarding warranty coverage scope and period.

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** The accounts receivable report was reviewed. It was noted collection of outstanding strata fees for Strata Lot 124 is ongoing by Bleay Both Uppal LLP

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statements:** The financial statements up to September 2024 for EPS4098 and EPS4098 Amenity were approved. The Strata Manager was requested to follow up on chargeback for a Delta Glass invoice.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved an expenditure of up to \$15,720 plus tax to prepare the Depreciation Report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Insurance Claim – Tower C Standpipe Water Loss:**
 - (a) **Repair Bid/Progress:** It was noted the repair bid submission deadline had been extended to late-October and Council is awaiting the bid recommendation details from the Insurance Adjustor. A repair timeline for affected units will follow once a winning bid is awarded by the Adjustor. The Strata Manager was also requested to inquire about additional living expense coverage under the Strata policy.
 - (b) **Elevator Repairs:** Elevator repairs are in progress by TK Elevator per the approved quote, and both elevators are in operation as of October 29, 2024.
 - (c) **Standpipe Cape Upgrade:** Council is investigating upgrading the standpipe caps from plastic to brass including delivery options.
 - (d) **Fire System Repairs:** The Strata Manager was requested to follow up with Radius Fire on timeline for the remaining fire system repairs.

It was noted this water loss is a police investigation, and residents with any information are encouraged to contact the White Rock RCMP and provide the file number (2024-3985).

Insurance Adjuster contact information:

Mark Thomas, Claims Pro
Mark.thomas@claimspro.ca
604-598-7489 / Mobile: 778-551-1063

3. **Hallway Repairs:** It was noted the Building Manager had purchased corner guards for high-traffic areas with the remaining interior repair balance. The Building Manager will be requested to obtain pricing to purchase corners guards for all hallways for installation in 2025-26.
4. **Depreciation Report:** Following review of two proposals, Council approved Sense Engineering's proposal to prepare the Depreciation Report in the amount of \$15,720 plus tax as a Contingency Reserve Fund expenditure.
5. **Privacy:** New video surveillance signage is awaiting installation. Council is awaiting an updated quote for new security cameras from Smart-Tek.
6. **Tower D Entrance Area:** The Strata Manager was requested to obtain a repair quote in addition to pricing obtained by Council.
7. **Bike Storage:** Council confirmed receipt of bike rack installation requests from two owners and requested BC Site Service to prepare mock-up images for Council's review. This matter will be reviewed again at the next meeting.
8. **Patio Door Pins:** It was noted there have been several reports regarding patio door pins not locking and/or getting stuck in a locked position/unscrewing. This issue has been reported to Bosa for their response. This matter will be reviewed again at the next meeting.

CORRESPONDENCE

1. **Bike Rack Requests:** Noted under "bike storage".
2. **Strata Lot 216 - Chargeback Reversal Request:** Council denied a chargeback reversal request regarding move-out damage by a previous tenant.
3. **Alleged Bylaw/Rule Violations:**
 - (a) **Strata Lot 90 – Pet Barking:** Council reviewed the Tenant's response and requested a \$200 fine to be levied.
 - (b) **Strata Lot 36 – Excessive Noise:** No further action was required.
 - (c) **Strata Lot 71 – Excessive Noise:** Council requested a \$200 fine to be levied.
 - (d) **Strata Lot 73 – Improper Use of Common Property:** Council reviewed Owner's response and requested a \$200 fine to be levied.
 - (e) **Strata Lot 128 – Lounge Use:** The Strata Manager was requested to issue a warning letter regarding improper lounge use.

- (f) **Strata Lot 196 – Pet Waste:** The Strata Manager was requested to issue a violation letter regarding staining in the hallway carpet from pet waste. This matter will be reviewed following the 14-day response period.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the reports submitted since the last meeting. The Building Manager will be requested to inquire about obtaining replacement hallway carpet from Tower A.
2. **Insurance Renewal:** Council confirmed receipt of the 35-day renewal notice for the insurance policy expiring on December 1, 2024.
3. **Budget Preparation:** Council briefly discussed preparation for the 2025/26 proposed budget which will be finalized at the upcoming meetings. The AGM is tentatively scheduled for late-March and an information session will be held approximately 1 week prior to the meeting.
4. **Pool Rental:** It was noted communication from the City of White Rock was received inquiring about rental of the pool for lessons etc. Council declined this request due to concerns about excessive noise and security.
5. **Social Committee – Update:** It was noted a Coffee with Council event will be planned for December.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:40 p.m.

Next Meeting: Monday, November 25, 2024, at 4:00 p.m.

FirstService Residential BC Ltd.
Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)



<https://fsresidentialbcsupport.zendesk.com>

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.

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Wednesday, September 18, 2024
in the Meeting Room, 15165 Thrift Avenue, White Rock / Web-Conference*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice-President/Treasurer
	Robert Friesen	Secretary
	Alan Gray	Bylaw Committee
	Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
	John Shen	Social Committee
STRATA MANAGER:	Iris Lee	FirstService Residential*

Via web-conferencing

General Inquiries – Contact Information: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

Reminders – Excessive Noise/Smoking/Pet Size:

Please be reminded of the following bylaws. Offenders may be fined up to \$200 per incident or every 7 days for a continuing contravention.

3(1) An owner, tenant, occupant or visitor must **not** use a strata lot, the common property or common assets in a way that

(b) causes ***unreasonable noise***,

39(1) An owner, tenant, occupant or visitor must **not smoke**:

(b) on the exterior common property, ***including balconies, decks, patios, walkways, roadways or parking areas.***

3(4)(b) An owner or resident must **not** harbour or keep on a strata lot, common property or land that is a common asset:

(ii) A dog that ***exceeds 50 pounds*** when fully grown and no more than ***20 inches at the shoulder*** when fully grown;

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

OWNER HEARING

It was noted Strata Lot 20 Owner had requested a hearing but was not in attendance.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on August 8, 2024.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023 (ST-2023-005685); the Strata is awaiting a final decision from the CRT on this matter.
2. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata's legal interests in relation to construction defects in the Strata's fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading. Residents are requested to inspect their ceiling and report any discoloration or potential sprinkler leaks to the Strata Corporation.

Council confirmed receipt of the developer's proposal to settle this matter and is in ongoing communication with the Strata's legal counsel. Council ratified their decision to not schedule a Special General Meeting regarding offer acceptance.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The accounts receivable report was reviewed. The lien was discharged for Strata Lot 71 following collection by Bleay Both Uppal LLP. The Strata Manager was requested to request BBU Law to proceed with collections for Strata Lot 124.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

2. **Monthly Statements:** The financial statements up to July and August 2024 for EPS4098 and EPS4098 Amenity were approved. The Strata Manager was requested to provide a breakdown for concierge costs and to confirm payment for plaza expenses are up to date.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved \$454,489.98 to be withdrawn from the Contingency Reserve Fund as an emergency expenditure for water damage elevator repairs (per TK Elevator proposal 20076149). The strata will be reimbursed by the insurers following completion of repairs and receipt of invoicing from TK Elevator.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Annual Fire Inspection – Missed Suites:** Council reviewed Radius Fire's deficiency report following their return visit. Council requested violation letters to be issued to units that did not provide access on the first or second visits; fines of \$100 and \$200 respectively may be issued following the 14-day notice period per Section 135 of the *Strata Property Act*.
3. **Hallway Repairs:** Council reviewed the Building Manager's communication and cost breakdown of ongoing hallway repairs. All chargebacks assessed for move in/out damage will remain on the owners' accounts. This matter will be reviewed at the next meeting and the Strata Manager was requested to include funding for interior repairs during budget preparation for the 2025 Annual General Meeting.
4. **Tower D Entrance Area:** Discussion deferred until a repair quote is obtained.
5. **Janitorial Service – Contract Review:** Council noted no further review is required.
6. **Snow Removal:** Council approved Property Services' contract addendum for snow removal and salting services in the amount of \$4,500 plus tax for the upcoming winter season. Council also approved the purchase of an electrical snow blower in the amount of \$2,500 plus tax.
7. **Gym Equipment Maintenance:** Council discussed Fitness Town's service level and approved termination of their services. Tower Fitness Equipment Service's proposal for tri-annual preventative maintenance was approved following review.

8. **New Gym Equipment:** Purchase of new equipment will be reassessed following review of the new vendor for equipment servicing.
9. **Bike Storage:** Council ratified terminating the zoning amendment request with the City of White Rock and noted 80% of the administrative fee has been reimbursed. This matter may be revisited in the future. Following discussion, the following rule was passed:

Bicycle Storage

Owners wanting to store their bicycles in their assigned parking stall(s) must apply for permission from Council to install a floor-mount bicycle rack from a strata-approved vendor (BC Site Service). Each request will be reviewed by Council on a case-by-case basis. Interested owners are to submit a request at: <https://fsresidentialbcsupport.zendesk.com>

Cost is approximately \$300 per bicycle rack (materials + labour), and the approved model will hold 1 or 2 bicycles. If approved, owners must submit payment and provide a signed Indemnity Agreement prior to installation. Professional installation by BC Site Service is required. The rack must be installed 24" from the parking stall wall and the bike(s) are mounted horizontally along the wall on each side of the rack.

[V-Shape Floor Mount Bike Rack For Holding 2 Bicycles – BC Site Service](#)

10. **Privacy Policy/Security Camera Review:** Proofs of video surveillance signage were approved by the Privacy Officer and are currently awaiting installation. It was noted the hallway security cameras have been re-aimed and Smart-Tek is fixing several wiring and software issues with the camera system. Council discussed installation of additional security cameras in locations including the P3 main gate and requested the Strata Manager to obtain an updated itemized quote.
11. **Depreciation Report:** Council confirmed receipt of proposals from Sense Engineering and RDH Building Science and will discuss further at the next meeting.
12. **Insurance Claim – Tower C Standpipe Water Loss:** It was noted Platinum Pro-Claim has submitted their repair scope to the Insurance Adjuster which will require a second or third bid. The bid submission deadline is mid-October and repair timeline for affected units will follow once a winning bid is determined by the Adjustor. The Strata Manager was requested to issue an update to the affected unit owners with the approximate repair timeline. Council ratified approval of TK Elevator's proposal for water damage repairs and it was noted the Strata will be reimbursed by the insurers following completion of repairs. Council is investigating upgrading the standpipe caps from plastic to brass and this matter will be reviewed again at the next meeting.

It was noted this matter is a police investigation, and residents with any information are encouraged to contact the White Rock RCMP and provide the file number (2024-3985).

13. **Parkade Cleaning:** Council reviewed two quotes for partial and full parkade cleaning and approved Atlas Power Sweeping to proceed with partial cleaning in the amount of \$1,960 plus taxes/fees and full cleaning in the amount of \$6,373.40 plus taxes/fees. Partial cleaning will be scheduled in October 2024 and full cleaning will be done around March 2025.

14. **Patio Door Pins:** Discussion deferred to the next meeting.

CORRESPONDENCE

1. **Strata Lot 214 – Various Suggestions:** Council reviewed communication from Strata Lot 214 owner regarding various suggestion and concerns. After discussion, Council approved having the 2025 Annual General Meeting in-person; venue location will be determined in early-2025.
2. **Strata Lot 16 – Resultant Damage:** Council confirmed receipt of communication of Strata Lot 16 owner’s legal representative regarding liability for water damage to the unit. The Strata’s legal counsel has responded accordingly.
3. **Strata Lot 194 – EV Charger Installation:** Council has conditionally approved Strata Lot 194’s EV charger installation request (Tesla charger on column between stalls 676 and 677) subject to receipt of a signed Indemnity Agreement.
4. **Alleged Bylaw/Rule Violations:** Communication has been issued per the Bylaw Committee’s direction; fines/responses will be reviewed at the next meeting.

FirstService will provide receipt of communication from residents, including violation forms received at the concierge office.

NEW BUSINESS

1. **Pool – Seasonal Closure:** The concierge team will be requested to post notices in advance of the September 30th pool closing date. Discussion regarding excessive noise from the pool area and the possibility of implementing an “adults only” timeframe will be discussed over the winter.
1. **Plaza Committee – Update:** Minutes from the Plaza Committee meeting on September 18, 2024, are available for viewing on the FSR Connect resident portal.
2. **Building Manager/Concierge Report:** Council confirmed receipt of the weekly report submitted since the last meeting.
3. **Courtyard Rules – Firepit:** The following rule was passed:

Courtyard Rules

4. *Firepit*

- *To ensure safety, the firepits will be locked 15 minutes before the Concierge Office closes in the evening daily. If residents wish to use the firepits after the Concierge Office closes, please sign up with the Concierge in advance. Note you will receive a key to access the firepits and the key must be returned to the Concierge the following morning.*

4. **Pet Size:** Council discussed oversized dogs potentially in contravention of the bylaws.

5. **Garbage Room Flies:** The Building Manager will be requested to investigate and dispatch Atlas Pest Control if required.
6. **Tower D 3rd Floor Hallway Mats:** Council noted complaints regarding dirt being tracked on the carpets and will review purchasing protective mats at the next meeting.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:55 p.m.

Next Meeting: Thursday, October 31, 2024, at 4:00 p.m.

FirstService Residential BC Ltd.
Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>



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.

<u>FSRConnect™</u>	<u>Customer Care</u>	<u>Resident Support Services</u>
<p>A self-serve community portal that offers the following residential services:</p> <ul style="list-style-type: none">• Resident Documents• Amenities• Account Payments <p>Register here: https://portal.connectresident.com/#/registration</p>	<p>Open 24/7 365 days a year with translation services available in 31 different languages.</p> <ul style="list-style-type: none">• Updating contact Information• Account balance inquiries <p>Call Customer Care at 1.855.273.1967.</p>	<p>For online assistance with:</p> <ul style="list-style-type: none">• Accounting questions• FOB/Key requests• Other general inquiries <p>Submit your inquiry: https://bcsupport.fsresidential.com/hc/en-us</p>

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 EPS4098
MIRAMAR TOWER C&D**

***Held on Thursday, August 8, 2024
in the Meeting Room, 15165 Thrift Avenue, White Rock***

COUNCIL IN ATTENDANCE:	Robert Friesen Alan Gray Karen Mitchell	Secretary Bylaw Committee Privacy/Bylaw Committee/ Plaza Joint Operation
REGRETS:	Steve Raben Ron Bruhaug John Shen	President Vice-President/Treasurer Social Committee
STRATA MANAGER:	Iris Lee	FirstService Residential

General Inquiries – Contact Information: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

Privacy Officer – Contact Information: Karen Mitchell – privacyofficereps4098@gmail.com

The meeting was called to order at 4:04 p.m.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held on July 4, 2024, with the following amendments:

2. Annual Fire Inspection: Going forward, batteries will be automatically replaced during inspection.

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. The Owners are advised the Strata Corporation is a party to the following actions:

1. A Civil Resolution Tribunal dispute notice was filed by a former tenant against the Strata Corporation on July 15, 2022 (ST-2022-004699); a decision from the CRT has been received. The claimant's claims for \$72,000 for loss of use and enjoyment of Strata Lot

and common property and \$1,000 for the Strata's handling of the complaints were dismissed. The claimant was awarded \$500 plus interest from the Strata by the CRT.

2. A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023 (ST-2023-005685); the Strata is awaiting a final decision from the CRT on this matter.
3. The Strata filed a notice of civil claim on August 1, 2024, to protect the Strata's legal interests in relation to construction defects in the Strata's fire suppression sprinkler heads. The notice of civil claim has not been served on any of the defendants yet. The Strata continues to take steps to resolve the issue with the developer. A copy of the notice of civil claim is available on the Connect online portal for viewing/downloading.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The accounts receivable report was reviewed. Collections by Bleay Both Uppal are ongoing for Strata Lot 71. 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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.
2. **Monthly Statements:** The financial statements up to June 2024 for EPS4098 and EPS4098 Amenity were approved.

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.

3. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. Council approved \$100,000 to be withdrawn from the Contingency Reserve Fund as an emergency expenditure for payment of the "All Risks" insurance deductible.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Hallway Repairs/Cleaning:** Council reviewed the Building Manager's communication regarding hallway repair/cleaning inventory and requested a breakdown of expenses from Surrey Handyman.
3. **Tower D Entrance Area:** Discussion deferred until a repair quote is obtained.
4. **Janitorial Service – Contract Review:** Discussion deferred to the next meeting.
5. **Gym Equipment:** Discussion regarding the purchase of new equipment was deferred to the next meeting. It was noted no update has been received from Fitness Town following a treadmill repair identified in early May and approval of their repair quote. Fitness Town's service contract will be reviewed at the next meeting.
6. **Community E-Newsletter:** Discussion deferred to the next meeting.
7. **Bike Storage:** Discussion deferred pending receipt of the City's response regarding the zoning amendment request.
8. **Proxy Solicitation:** Council reviewed a legal opinion regarding proxy solicitation and contact information of Owners. No further action on this matter is required.
9. **Privacy Policy/Security Camera Review:** Council ratified the amended privacy policy, noting the hallway security cameras' recording function has been turned back on due to security concerns. The Building Manager was requested to contact Smart-Tec regarding adjusting/re-aiming the hallway cameras, so that they are not pointing towards any suite door directly. After review, Council approved ordering signage regarding video surveillance to be installed at the building entrances, concierge office, and parkade gates. The motion to obtain a legal opinion on existing cameras was defeated.

A copy of the privacy policy is available on the Connect online portal for viewing/downloading.
10. **Snow Removal:** Council confirmed receipt of Property Services' revised contract addendum for snow removal services and will review this matter once the snow removal machinery costs are confirmed.

CORRESPONDENCE

1. **Media Request – Notice of Civil Claim:** Council confirmed receipt of communication from Vancouver Sun/The Province requesting comment on the notice of civil claim filed on August 1. The Strata's legal counsel was instructed to respond accordingly.
2. **Tower C Standpipe Water Loss – Multiple:** Council confirmed receipt of communication from multiple units regarding response time and concerns regarding the security cameras being turned off and/or the recording function being disabled. Owners are requested to

refer to the privacy policy and to contact the Privacy Officer or the Strata Manager for any questions regarding the security cameras. The Strata Manager was also asked to report back on how the hallway security cameras were turned off and/or the recording function was disabled in June 2024.

3. **Strata Lot 115 – EV Charger Installation:** Council has conditionally approved Strata Lot 115's EV charger installation request (120V plug – level 1 charger) and is awaiting the Owner's formal request.
4. **Alleged Bylaw/Rule Violations:** Communication has been issued per the Bylaw Committee's direction; fines/responses are noted below.
 - (a) Strata Lot 180 (Pets Off Leash): Communication responding to the bylaw violation notice was received, and no fine was levied.
 - (b) Strata Lot 128 (Pets Off Leash) Communication responding to the bylaw violation notice was received, and no fine was levied.
 - (c) Strata Lot 71 (Unscheduled Move/Delivery): No further action is required.

FirstService will provide receipt of communication from residents, including violation forms received at the concierge office.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the weekly report submitted since the last meeting.
2. **Insurance Claim – Tower C Standpipe Water Loss:** Council discussed the insurance claim resulting from the 4th floor stairwell standpipe in Tower C being manually opened/vandalized. Restoration for the 20 affected units and common property is ongoing by Platinum Pro-Claim Restoration. It was noted Council is awaiting the full repair proposal for the elevators from TK Elevator. Council and the Building Manager are also investigating upgrading the standpipe caps and other security measures to avoid a repeat occurrence. It was noted this matter is a police investigation, and residents with any information are encouraged to contact the White Rock RCMP and provide the file number (2024-3985).
3. **Overnight Power Outage:** Due to vault maintenance organized by Bosa Commercial, a 2-hour overnight power outage is required on August 17. Please refer to the posted notices regarding unplugging power-sensitive devices and potential water discoloration.
4. **Parkade Cleaning:** Council reviewed quotes for cleaning of the visitor parking area and the full parkade and requested additional quotes for further review.
5. **Patio Door Pins:** Council reviewed communication from the Building Manager regarding a potential patio door pin deficiency and requested further information for review. This matter will be reviewed again at the next meeting.

6. **Hot Tub Heater Replacement/Flow Switch Installation:** Council ratified approval of Puddle Pool Services' quote in the amount of \$5,101 plus tax to replace the hot tub heater (Pentair Mastertemp 200) following receipt of two quotes. After review, Council approved Puddle Pool Services' quote in the amount of \$2,388 plus tax to install flow switches to ensure boiler system shutoff in the event of flow stoppages.
7. **Courtyard Rules:** Review of the courtyard rules including fire pit locking times and sign-in/out was deferred to the next meeting.
8. **Lounge & Meeting Room Rules:** The Strata Manager was requested to attach the booking forms to the existing rules.
9. **Doorbell Cameras:** Council reviewed information regarding doorbell cameras installed by residents, and noted this matter does not require further review presently.
10. **2025 Annual General Meeting Preparation:** Council will be discussing preparation for the 2025 Annual General Meeting on an ongoing basis. Proposed items include Depreciation Report funding, approval/ratification of Privacy Policy, and Civil Claim. Information sessions regarding the Notice of Civil Claim and insurance claim for residents will be organized.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:50 p.m.

Next Meeting: Thursday, September 19, 2024, at 4:00 p.m.

FirstService Residential BC Ltd.
Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098
IL/mp

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>



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 1-855-273-1967.

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 ਉਲੰਘਾ ਕਰਵਾਓ

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

***Held on Thursday, July 4, 2024
in the Meeting Room / Webex***

COUNCIL IN ATTENDANCE:

Steve Raben	President
Ron Bruhaug	Vice President/Treasurer*
Robert Friesen	Secretary*
Alan Gray	Bylaw Committee
Karen Mitchell	Privacy/Bylaw Committee/ Plaza Joint Operation
John Shen	Social Committee*

STRATA MANAGER:

Iris Lee	FirstService Residential*
----------	---------------------------

**via videoconference*

Reminder – General Inquiries: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

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

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held May 30, 2024, with the following amendments:

- Snow Removal:* ...to obtain a proposal from FirstService Property Services for snow removal **and snow removal machinery.**
- Tower A/B Parkade Access:* ...resident access to Tower C/D Parkade areas **and will discuss further at the next meeting.**

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. The Owners are advised the Strata Corporation is party to the following actions:

1. A Civil Resolution Tribunal dispute notice was filed by a Tenant against the Strata Corporation on July 15, 2022; a preliminary decision was issued by the CRT advising that the ongoing dispute will remain within its jurisdiction. The Strata is awaiting a final decision from the CRT on this matter.
2. A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023. The Strata is awaiting a final decision from the CRT on this matter.

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The accounts receivable report was reviewed. The Strata Manager confirmed a lien was placed on Strata Lot 124 for outstanding strata and collections by Bleay Both Uppal is ongoing for Strata Lot 71. 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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

Monthly Statements: The financial statements up to May 2024 for EPS4098 and EPS4098 Amenity were approved.

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.

2. **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

1. **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
2. **Annual Fire Inspection:** Radius Fire Protection's deficiency repair list has been approved prior to the meeting and a service date is being scheduled. Please note per bylaw 38(9)(d), the cost of the return visit for units that did not provide access will be charged back. Spending approval for Radius Fire will be reviewed prior to the 2025 fire inspection.
3. **Window & Dryer Vent Cleaning:** Council reviewed the window and dryer vent cleaning (exterior only) that was recently completed and discussed if the windows should be cleaned twice per year. This will be reviewed again later in the fiscal year and ahead of budget planning for 2025-26.
4. **Resident Meet and Greet:** Council discussed the June 15th event and noted the next event is scheduled for December.
5. **2024 Annual General Meeting – Review:** Council discussed items from the 2024 AGM including proxy voting and a potential privacy concern. The Strata Manager was requested to obtain a legal opinion on the privacy concern and a draft letter to the owner in question. The defeated resolutions were discussed and will be reviewed ahead of preparation for the 2025 AGM.
6. **Privacy Webinar:** Council discussed a recent webinar organized by FirstService regarding the *Personal Information Protection Act*, Strata Corporation's obligations and duties of a Privacy Officer.
7. **Privacy Policy/Officer:** Council discussed the draft privacy policy and will provide an e-vote following the meeting. Karen Mitchell agreed to serve as the Privacy Officer for the remainder of the term.
8. **Tower D Entrance Area:** Discussion deferred until a repair quote is obtained.
9. **Tower A/B Parkade Access:** Council discussed only allowing exiting of the parkade gates via remote/fob. No changes are required at this time.
10. **Snow Removal:** Council reviewed Property Services' contract addendum to add snow removal services and it was noted the work hours will need to be amended. The Building Manager is investigating purchasing snow removal machinery.
11. **Janitorial Service – Contract Review:** Discussion deferred to the next meeting.
12. **Hallway Repairs/Cleaning:** Discussion deferred to the next meeting.
13. **Sprinkler Head Leak:** Council reviewed communication from Lesperance Mendes Lawyers and approved filing a notice of civil claim against Bosa and all trades/consultants that installed the sprinkler system to preserve the Strata's claims. The Strata Manager was requested to provide the most updated list of leaks to the lawyer for their attention.

14. **Community E-Newsletter:** Three Council Members agreed to form a committee to produce quarterly community e-newsletters.
15. **Bylaw Amendment – Council Election:** A resolution to amend the Bylaws regarding Council election will be drafted by a lawyer for inclusion in the 2025 AGM notice package. Council will continue to discuss preparation for the 2025 AGM throughout the fiscal year.
16. **Depreciation Report:** Council reviewed Sense Engineering’s proposal and will discuss this matter again following receipt of the 2nd proposal.
17. **Bike Storage:** Council discussed bike storage in visitor parking and within parking stalls. This matter will be discussed again following the City’s decision regarding the zoning amendment request.

CORRESPONDENCE

1. **Strata Lot 152 – EV Charger Installation:** Council has conditionally approved Strata Lot 152’s EV charger installation request (retractable or pillar mounted option only, no coring), and is awaiting the Owner’s formal request.
2. **Landscaping Complaint:** A complaint regarding an overgrown area on the 3rd floor of Tower C has been attended to.
3. **In-Suite Smoking Prohibition:** Council confirmed receipt of communication regarding in-suite smoking and noted there will be a resolution for prohibition at next year’s AGM.
4. **Alleged Bylaw/Rule Violations:** Communication has been issued per the Bylaw Committee’s direction; fines/responses are noted below. Karen Mitchell agreed to serve on the Bylaw Committee for the remainder of the term. The Strata Manager was requested to issue communication to Strata Lot 196 regarding pet waste that had been drafted by Council.
 - (a) Strata Lot 149 (Smoking on Patio): Communication responding to the bylaw violation notice was received, and no fine was levied.
 - (b) Strata Lot 71 (Excessive Noise): \$200 fine will be levied.
 - (c) Strata Lot 196 (Hearing Request – Pet Waste): A hearing regarding pet waste was cancelled after Council rescinded the bylaw violation notice.

NEW BUSINESS

1. **Building Manager/Concierge Report:** Council confirmed receipt of the weekly report submitted since the last meeting. The concierge team will be requested to amend the move in/out checklist to check the garbage room for improper disposal before releasing the damage deposit.

2. **Resident Complaints:** Council discussed resident complaint made in-person to the concierge team. Residents are reminded to use the Bylaw/Rule violation complaint form for any serious issues, and to identify the source unit if possible.
3. **Plaza Committee – Meeting Update:** A brief update regarding the June 19th meeting was provided. The Strata Manager was requested to follow up with Bosa regarding providing certificates of insurance.
4. **Courtyard Update:** The following Rule was approved:

Courtyard Rules

2. *General Rules:*
 - *Furniture cushions are cleaned periodically and in storage between October and May each year.*
5. **Gym Equipment:** Council discussed purchasing new gym equipment including another bench and free weights. This matter will be discussed again once a budget has been put together.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:55 p.m.

Next Meeting: Thursday, August 8, 2024 at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/am

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>
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 1-855-273-1967.

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 ਉਲੰਘਾ ਕਰਵਾਓ

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

***Held on Thursday, May 30, 2024
in the Meeting Room***

COUNCIL IN ATTENDANCE:	Ron Bruhaug	Vice President/Treasurer
	Robert Friesen	Secretary *via videoconference
	Alan Gray	Bylaw Committee
	Karen Mitchell	Plaza Joint Operation
	John Shen	Social Committee
REGRETS:	Steve Raben	President
STRATA MANAGER:	Iris Lee	FirstService Residential

Reminder – General Inquiries: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

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

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held April 22, 2024, as circulated.

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. The Owners are advised the Strata Corporation is party to the following actions:

- 1 A Civil Resolution Tribunal dispute notice was filed by a Tenant against the Strata Corporation on July 15, 2022; a preliminary decision was issued by the CRT advising that the ongoing dispute will remain within its jurisdiction. The Strata is awaiting a final decision from the CRT on this matter.
- 2 A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023. The Strata is awaiting a final decision from the CRT on this matter.

FINANCIAL REPORT

- 1 **Review of Accounts Receivable:** The accounts receivable report was reviewed. Council approved placing a lien on Strata Lot 124 for outstanding strata fees if the account is not brought up to date following the 21-day period. Collections by Bleay Both Uppal is ongoing for Strata Lot 71. 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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

- 2 **Monthly Statements:** The financial statements up to April 2024 for EPS4098 and EPS4098 Amenity were approved. Council requested a breakdown of gas and recreation facilities expenses for review.

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.

- 3 **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

- 1 **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting. The Strata Manager was requested to include dates to the directives list going forward and to follow up on a treadmill repair.

- 2 **Courtyard Cushions:** It was noted the cushions and other miscellaneous items such as building manuals, are being stored in a P3 storage room.

- 3 **Annual Fire Inspection:** Completed by Radius Fire Protection and Council is awaiting the deficiency report/repair list.

- 4 **Window & Dryer Vent Cleaning:** Council ratified approval of VMX Building Services Ltd.'s quote for cleaning of inaccessible exterior windows and exterior balcony railing

glass, pool area railing glass, deck and stairwell and dryer vents (exterior-only) in the amount of \$24,045.00 plus tax. Work is scheduled for May 21st to June 14th.

- 5 **2024 Annual General Meeting – Review:** Council deferred discussion of the defeated resolutions, proxy voting and a potential privacy concern to the next meeting until all Council Members are present.
- 6 **Hot Tub/Pool Hours:** It was noted the hot tub/pool hours will not be extended past 9:00 p.m. due to concerns about excessive noise and security/concierge coverage. Council discussed a request from a resident to implement an “adults only” timeframe and will review this matter on an ongoing basis throughout the summer season.
- 7 **Ping Pong Table:** Council discussed a request from a resident to add a ping pong table in the amenity area. As there is insufficient space in the gym, this request was denied.
- 8 **Privacy Policy:** Discussion deferred to the next meeting until all Council Members are present.
- 9 **Resident Meet & Greet – Coffee with Council:** Council noted the Meet & Greet sessions will be done twice a year. Notices will be posted regarding the mid-June session.
- 10 **Snow Removal:** The Strata Manager was requested to obtain a proposal from FirstService Property Services for snow removal.
- 11 **Pest Control:** Council noted no further discussion regarding pest control is required.
- 12 **Janitorial Service:** The Strata Manager was requested to send the FirstService Property Services contracts for janitorial services, to Council for review.
- 13 **Tower D Entrance Area:** Council noted the cement cracks at the Tower D entrance have been investigated and are due to building settlement. A Council Member will obtain repair quotes for review.
- 14 **Landscaping Upgrades:** Council approved T. Moscone & Bros.’ quote to install new soil and new plants for ground-level landscaping.
- 15 **Hallway Repairs/Cleaning:** It was noted the Building Manager has conducted a walkthrough and compiled an inventory of hallways requiring repairs or cleaning. As the carpet in the Tower D 10th floor hallway and 3rd floor hallway leading to the amenity area have multiple stains, steam cleaning will be arranged.
- 16 **Sprinkler Head Leak:** Council reviewed the most recent response from the developer regarding the sprinkler head leaks and requested the Strata Manager to request Lesperance Mendes Lawyers to draft a demand letter for review.

CORRESPONDENCE

- 1 **Petition re: Patio Hour Extension:** No response was received from Oceana PARC regarding Council’s offer to direct residents to an optional petition.

- 2 **Thrifty Foods Noise Complaint:** A resident complaint about excessive noise from Thrifty Foods' refrigeration system equipment was forwarded to Bosa Commercial for their attention.
- 3 **Bus Complaint:** Council reviewed an Owner's complaint regarding buses parked on Thrift Avenue blocking the entrance to the parkade. Residents are encouraged to contact the City and TransLink to lodge their complaints.
- 4 **Parking Stall Complaint:** Council confirmed receipt of a resident complaint regarding a vehicle driving through their parking stall and noted the issue has been resolved.
- 5 **Strata Lot 211 – AGM Feedback:** An Owner's communication regarding proxy voting and other AGM matters is under review and will be discussed further at the next meeting.
- 6 **Strata Lot 126 – AGM Feedback:** Council confirmed receipt of an Owner's communication regarding proxy voting.
- 7 **Window Cleaning Complaints:** It was noted there were complaints received regarding only inaccessible windows being cleaned. Council noted accessible windows were not included due to cost and will review the scope of work prior to next year's cleaning.
- 8 **Strata Lot 150 – Maintenance Complaint:** Council reviewed an Owner's complaint regarding maintenance of the 3rd floor hallway carpet. Please note update under "Business Arising – 15. Hallway Repairs/Cleaning".
- 9 **Alleged Bylaw/Rule Violations:** Communication has been issued per the Bylaw Committee's direction.

NEW BUSINESS

- 1 **Plaza Budget:** Council reviewed the plaza budget from 2022 to 2024 and will inquire about security expenses at the next Plaza Committee meeting.
- 2 **Mechanical Service – Contract Renewal:** Council approved Ainsworth's contract renewal for a 3-year term starting May 1, 2024, for Tower C and Tower D, in the amount of \$36,773.00 (first year) / \$38,612.00 (second year) / \$39,771.00 (third year) plus taxes.
- 3 **P2 Gate Repair:** Council ratified approval of Creative Door's quote in the amount of \$3,453.56 plus tax, to replace the bottom section and reversing edge of the P2 gate. The cost will be charged back to the resident who hit the gate (Strata Lot 206).
- 4 **2025 Annual General Meeting – Preparation:** Discussion deferred to the next meeting until all Council Members are present.
- 5 **Community E-Newsletter:** Discussion deferred to the next meeting until all Council Members are present.
- 6 **Bylaw Amendment – Council Election:** Discussion deferred to the next meeting until all Council Members are present.

- 7 **Depreciation Report:** Council discussed the new provincial requirements for Depreciation Reports and requested the Strata Manager to obtain a proposal from Sense Engineering and another vendor for review.
- 8 **Privacy Webinar:** Discussion deferred to the next meeting until all Council Members are present.
- 9 **Tower A/B Parkade Access:** Council briefly discussed Tower A and B resident access to Tower C/D parkade areas. No further discussion is required.
- 10 **Pool Access:** Council briefly discussed residents accessing the pool via the emergency exit. No further discussion is required.
- 11 **Pump Replacement:** Council approved C-Blu's quote to replace the malfunctioning chlorinator with a Stenner peristaltic pump.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:45 p.m.

Next Meeting: Thursday, July 4, 2024, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/db

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>
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 1-855-273-1967.

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

सबुधी जाणवारी विरय करवे किमे वेले इस दा उलंघा करवदि

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS, STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Monday, April 22, 2024
in the Meeting Room*

COUNCIL IN ATTENDANCE:	Steve Raben	President
	Ron Bruhaug	Vice President/Treasurer* *arrived 5:25 p.m.
	Robert Friesen	Secretary
	Alan Gray	Bylaw Committee
	Karen Mitchell	Plaza Joint Operation
REGRETS:	John Shen	Social Committee
GUEST:	Owner	Strata Lot 124
STRATA MANAGER:	Iris Lee	FirstService Residential

Reminder – General Inquiries: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

The meeting was called to order at 5:10 p.m.

GUEST BUSINESS

The owner of Strata Lot 124 attended the meeting from 5:18 p.m. to 5:20 p.m. to request a Council Member's resignation. The Council Member in question recused themselves during discussion/voting. After review, the Owner's request was rejected. All Council Members have been reminded of Council duties/responsibilities and communication protocol.

ELECTION OF COUNCIL POSITIONS

The Council and Committee Member positions were determined by majority vote, as noted above. It was noted a resolution may be included in the next Annual General Meeting to amend the bylaws to remove the Secretary position. Council also confirmed protocol including communication and spending authority in between meetings.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held March 4, 2024, as circulated.

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. The Owners are advised the Strata Corporation is party to the following actions:

- 1 A Civil Resolution Tribunal dispute notice was filed by a Tenant against the Strata Corporation on July 15, 2022; a preliminary decision was issued by the CRT advising that the ongoing dispute will remain within its jurisdiction and is now moving into the adjudication phase.
- 2 A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023; litigation is ongoing.

FINANCIAL REPORT

- 1 **Review of Accounts Receivable:** The accounts receivable report was reviewed. Council approved placing a lien on Strata Lot 229 for outstanding Strata fees and engaging Bleay Both Uppal LLP for collection of outstanding Strata fees for Strata Lot 71. Council reviewed the limitation period and approved proceeding with collection of outstanding chargebacks for Strata Lot 59, 206 and 210. 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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.
- 2 **Monthly Statements:** Approval of the financial statements up to March 2024 for EPS4098 and EPS4098 Amenity was deferred to the next meeting.

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.
- 3 **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.
- 4 **Shared Plaza/Phase 2 Cost:** Council is in receipt of invoices from Bosa Properties for 2023 common area costs reconciliation for the shared plaza and phase 2.
- 5 **Invoice Approval:** After review, Council approved a Diamond Shovel Contracting Ltd. invoice in the amount of \$3,400 plus tax. It was noted Diamond will not be used for the upcoming winter season.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

- 1 **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
- 2 **2024 Annual General Meeting – Review:** Due to time constraints, Council deferred discussion of the defeated resolutions, proxy voting and a potential privacy concern to the next meeting. Discussion regarding Residents' requests and concerns is noted below.
- 3 **Hot Tub/Pool Hours:** Following review, it was noted the hot tub/pool hours will not be extended past 9:00 p.m. due to concerns about excessive noise and security/concierge coverage. Council discussed a request to implement an "adults only" timeframe and will review this matter further at the next meeting. The concierge will be requested to confirm hot tub/pool temperature prior to the May 1st reopening date.
- 4 **Garden Plot Allocation:** Council approved the following rule:

Garden Plot Rules
 - *If gardens are not being used **by June 1st**, nor maintained, your plot will be reassigned to another resident. The plot is not transferable.*
- 5 **Ping Pong Table:** Council reviewed a request to add a ping pong table in the amenity area and will investigate this matter further.
- 6 **Bike Storage:** As the resolution for bike storage conversion was defeated, Residents will be permitted to continue storing bikes in their parking stalls. Council reviewed a suggestion for Owners to install individual bike racks in their parking stalls, but this was rejected due to concerns about damaging the membrane.
- 7 **Parkade Cleaning:** Council noted a resident complaint and will review changing vendors ahead of the next cleaning.
- 8 **Security Cameras:** After review, it was noted there will be no live monitoring of security cameras and footage will only be reviewed with Council permission when there is a security/safety incident.

- 9 **Window & Dryer Vent Cleaning:** Council reviewed three quotes for window and dryer vent cleaning. After discussion, it was noted exterior-only dryer vent cleaning will be completed and only inaccessible windows will be cleaned. Council will review this matter further and make a decision after the meeting.
- 10 **Annual Fire Inspection:** Scheduled for late-May with Radius Fire Protection.
- 11 **Waste Removal:** Council approved GFL contract for waste removal services for a 36-month term beginning on April 1, 2024.
- 12 **Courtyard Cushions:** Discussion regarding storage of the courtyard cushions was deferred to the next meeting. The Strata Manager was requested to arrange for cleaning.
- 13 **Snow Removal Service:** Discussion deferred to the next meeting due to time constraints.
- 14 **Pest Control Service:** Discussion deferred to the next meeting due to time constraints.
- 15 **Janitorial Service:** Discussion deferred to the next meeting due to time constraints.
- 16 **Parcel Pending Lockers:** Council noted they are investigating selling the Parcel Pending lockers installed by the developer as they are not being used. This matter will be discussed again when an interested party is found.
- 17 **Towing:** This matter is under investigation by the Building Manager.
- 18 **Hallway Damage:** The Building Manager will be requested to provide a monthly update on progress and spending for hallway repairs, and to do a full inventory of hallways requiring full re-painting and re-carpeting.
- 19 **Sprinkler Head Leak:** Council reviewed a legal opinion regarding coverage for the sprinkler head leak defect. It was noted the most recent occurrence was in March for an 8th floor unit in Tower C. Council approved for Lesperance Mendes Lawyers to proceed with issuing a demand letter if there continues to be no response from the developer.

CORRESPONDENCE

- 1 **Petition re: Patio Hour Extension:** Communication from an Oceana PARC resident regarding a petition to stop businesses from extending their patio hours was received. A Council Member will follow up the Resident.
- 2 **Strata Lot 49 – Pet Request:** Council approved an exemption request to bylaw 3(4)(iii). The 3 cats will be permitted to reside the unit July 31, 2024.
- 3 **Strata Lot 39 – Maintenance Concern:** Council will inquire with Bosa Commercial regarding cleaning of the ground-floor awnings and follow up with the Building Manager regarding the pool/hot tub's timer and emergency buttons.
- 4 **Strata Lot 212 – Hook Installation:** Council noted a suggestion to install hooks by the benches in the change room and requested the Building Manager to action.

- 5 ***Alleged Bylaw/Rule Violations:*** Fines have been issued per the Bylaw Committee's direction, as follows:
- Strata Lot 14 re: repeated excessive noise – \$200 fine
 - Strata Lot 71 re: repeated pets off-leash and waste not being cleaned – 2 fines of \$200
 - Strata Lot 71: repeated unauthorized visitor parking – \$200 fine

NEW BUSINESS

- 1 ***Pool/Hot Tub Repairs:*** Council ratified approval of C-Blu's quote to remove the winter cover, install handrails/ladders and replace 2 lights.
- 2 ***Pool/Hot Tub Signage:*** All signage has been updated following Council review.
- 3 ***Gym Water Leak:*** It was noted Ainsworth had traced a small leak on the gym ceiling to a cracked drainpipe to the water fountain.
- 4 ***Gate Sensor Replacement:*** Council ratified approval of Creative Door's quote for sensor replacement for the P2 north gate.
- 5 ***Transfer Switch Panels:*** This matter is under investigation by the Building Manager and Total Power Ltd.
- 6 ***Tower D Entrance Landscaping:*** Council discussed several areas of concern including a recurring crack in the cement, and it was noted a Council member will review this matter further with T. Moscone & Bros. Landscaping.
- 7 ***Amenity Bark Mulch Installation:*** Council approved T. Moscone & Bros. quote to install new bark mulch throughout the planters on the amenities deck.
- 8 ***Resident Meet & Greet – Coffee with Council:*** Discussion deferred to the next meeting.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 7:14 p.m.

Next Meeting: Thursday, May 30, 2024, at 4:00 p.m.

FirstService Residential BC Ltd.

Iris Lee

Strata Manager
Per the Owners
Strata Plan EPS4098

IL/jo

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>



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 1-855-273-1967.



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

सबुधी जाहवणी विरुध बरवे विसे वेले एस दा एसस वरदाई

MEMORANDUM

TO: The Owners, Strata Plan EPS4098

DATE: April 12, 2024

FROM: Iris Lee, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on Thursday, April 4, 2024. Please read and retain them for future reference.

STRATA FEES:

Please be advised that strata fees have changed. The retroactive catch up/down fee and the new strata fees per the attached fee schedule start on p. 21-25.

Please review payment options on p. 7.

BYLAWS AND RULES:

The Bylaws and Rules passed at this meeting will be uploaded upon registration. You can access these through your **FSRConnect™** Association Documents.

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS4098
MIRAMAR TOWER C&D**

*Held on Thursday, April 4, 2024
via Electronic Platform*

Following registration that started at 6:00 p.m., certification of proxies and issuance of voting was completed.

QUORUM STATUS REPORT

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 230 eligible votes, 77 eligible votes represent quorum in this instance. At the commencement of the meeting, there were 36 eligible votes represented in person and 26 represented by proxy, for a total of 62 votes represented.

In accordance with the Strata Plan Bylaw's, the meeting is adjourned for 10 minutes. At 6:46 p.m., the meeting was called to order with 38 owners in person and 26 owners by proxy assignment for a total of 64 eligible votes deemed as the legal quorum for the meeting. The quorum requirements had been achieved and the meeting proceeded. At 7:01 p.m., more owners had joined the meeting, and it was noted there were 45 owners in person and 26 owners by proxy assignment for a total of 71 eligible votes.

CALL TO ORDER

The meeting was called to order at 6:46 p.m. by Council President Ron Bruhaug who acted as Chairperson in accordance with the Strata Plan Bylaws

FirstService Residential BC Ltd. was represented by Iris Lee and a moderator who assisted with facilitating the Meeting.

APPROVAL OF RULES OF PROCEDURE

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the Rules of the meeting.

68 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated March 15, 2024, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the agenda as distributed with the Notice of Meeting.

71 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held April 20, 2023, as previously circulated.

68 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “A”
RATIFICATION OF RULES**

It was moved and seconded to bring the proposed resolution to the floor for discussion. The Majority Vote Resolution – Ratification of Rules reads as follows:

WHEREAS: pursuant to Section 125 of *Strata Property Act* [S.B.C. 1998], Rules can be created or amended by council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a resolution passed by a majority vote (a) at that Annual General Meeting, or (b) at a special general meeting held before that Annual General Meeting;

AND WHEREAS: since the last Annual General Meeting Council amended the Rules for the building, and would now like the owners to approve them as contemplated by Section 125 of the *Strata Property Act* [S.B.C. 1998];

BE IT RESOLVED by a Majority Vote Resolution that The Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting ratify or approve at this general meeting the following Rules:

GYM RULES

(Amended at January 18, 2024, CM Meeting, to be ratified at next General Meeting.)

(Violation of these rules can result in fines being assessed and loss of amenities area use. Strata Council reserve the right to revoke amenities area privileges at any time)

- Opening hours are 5 am – 10 pm
- Closed Monday, Wednesday, Friday, from 12:30 pm to 1:00 pm for cleaning.
- Sanitize the equipment using gym wipes after use.
- Dropping weights on the floor is not allowed.
- Lower the weights slowly to reduce the noise produced by the impact.
- Proper clothing and footwear must be worn at all times.
- Excessive noise and the use of amplified sound is not permitted. Headphones only.
- 30 minutes limit if someone is waiting for cardio machine
- No pets, no food .

GARDEN PLOT RULES

(Added at October 10, 2023 CM Meeting, to be ratified at next General Meeting.)

(Violation of these rules can result in fines being assessed and loss of amenities area use. Strata Council reserves the right to revoke amenities area privileges at any time.)

- Strata Council uses lottery system in October each year to assign annual garden plots to residents.
- If gardens are not being used, nor maintained, your plot will be reassigned to another resident. The plot is not transferable.
- Do not plant trees or shrubs.
- Garbage service and composting is not provided. Trash and organics removal is the responsibility of the resident..

COURTYARD RULES

(Added at October 10, 2023 CM Meeting, to be ratified at next General Meeting.)

(Violation of these rules can result in fines being assessed and loss of amenities area use. Strata Council reserve the right to revoke amenities area privileges at any time)

1. Timing:

- Courtyard hours are 5 am – 10 pm 7 days a week.
- It's accessible through the Gym.
- Noise bylaw is in effect for the Lounge and open deck area at all times but must cease completely at 10pm (Strictly enforced)

2. General Rules:

- The courtyard can be used by the residents on a first come, first served basis. It's open to all residents, no bookings allowed. Residents do not have exclusive use of the area; there may be other activities occurring at the same time.
- Each unit can have up to 15 guests with them when using the courtyard.
- The use of structures, tents, bouncy castles, fences, poles, stages, bleachers is not permitted.
- Excessive noise and the use of amplified sound is not permitted.
- Signage, banners, and advertisements are not permitted.
- Skateboards, scooters, and roller-skates are not permitted.

- Please ensure that the area used is left clean; put all your garbage in the cans provided.
- No alcoholic beverages are to be served or consumed in the courtyard at any time.
- Smoking and vaping, tobacco & marijuana are not permitted.
- Children under the age of 7 must be accompanied by an adult.
- No open fires are allowed. Use Fire Pits in the courtyard.
- Resident is personally responsible for the conduct of guests and for ensuring that the Rules/Bylaws of Miramar Village Towers C&D and other governing agencies are complied with, and the resident must be in attendance at all times when using the courtyard. The resident is responsible for any damage caused by themselves or their guests.
- Strata Corporation-owned furniture may not be removed from the courtyard. Ensure the furniture is in good order and where it belongs.
- Courtyard may not be used to provide any kind of direct healthcare services including examinations, hands-on demonstrations, or treatments (however, the sharing of information about healthcare services is permitted).
- Commercial uses of courtyard are prohibited; this includes solicitations, admission or other charges, money-raising activities, and/or sales. Delivery of direct, hands-on healthcare services is also prohibited.

3. **BBQ:**

- Use these facilities at your own risk. Strata corporation is not responsible for accidents or injuries.
- Persons under the age of 16 should not use BBQ unless accompanied by an adult.
- Please keep the BBQ area clean during and after use.

4. **Fire Pit:**

- Remove the steel cover before turning ON the Fire Pit. Please make sure the surrounding area is free from any potentially flammable items or debris.
- **DO NOT TOUCH OR MOVE GLASS FLAME GUARD**
- When in use, the Fire Pit must be attended at all times.
- Do not use Fire Pit for cooking or heating food.
- Supervise children around the Fire Pit.
- **AFTER USE, TURN OFF THE FIRE PIT & PLACE STEEL COVER ON TOP OF GLASS FLAME GUARD TO AVOID WATER DAMAGE**

5. **Pets:**

- **Dogs are NOT allowed on artificial grass and golf areas**
- Dogs to be always restrained on a lease no longer than 8ft except in the designated off leash area at north end of the courtyard.
- Clean up pet waste.
- If your pet becomes aggressive with others, please remove it from the courtyard immediately.

POOL AND HOT TUB RULES

(Amended at February 22, 2024 CM Meeting)

- (Violation of these rules can result in fines being assessed and loss of amenities area use. Strata Council reserve the right to revoke amenities area privileges at any time)
- No lifeguard on duty.
- Children under 7 years of age are not permitted in the hot tub.
- For the pool children under 7 years of age must be accompanied and supervised (within arm's reach at all times), by a responsible person at least 16 years of age.
- No food, gum, glass, alcohol, pets, amplified sound are permitted.
- Appropriate bathing attire is required.
- Lotions, creams, oil, soap, shampoo, hair conditioners or dyes are not permitted.
- Hot tub will be closed during inclement weather for safety.
- Maximum Hot tub temperature is 40C (104F).
- the following behaviors are prohibited:
 - a. entering the pool
 - i. with an illness, including open sores, bandages, head colds, discharging ears or noses or infected eyes, or
 - ii. without having first taken a cleansing shower;
 - b. running, fighting or engaging in other conduct likely to cause an injury while in the pool enclosure;
 - c. contaminating or fouling the pool;

- d. failing to immediately report to the Concierge an injury suffered while in the pool enclosure, or contamination or fouling of the pool;
- e. diving into the pool

After some discussion, the vote was called. The results were as follows:

48 IN FAVOUR, 22 OPPOSED, 1 ABSTAINED. **CARRIED.**

REPORT ON INSURANCE

This important report on insurance was discussed in detail with owners and strata council. The strata manager on behalf of the chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation, including the strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$134,000,000 based on information contained in the insurance appraisal performed by Normac.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most strata insurance policies include additional living expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “B”
BUDGET**

Owners were referred to the proposed 2024 operating budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

58 IN FAVOUR, 7 OPPOSED, 5 ABSTAINED. **CARRIED.**

IMPORTANT FEE CHANGE

Please be advised that the strata fees have changed. The retroactive catch up/down fee and the new strata fee is per the attached fee schedule. The changed fees will commence May 1, 2024. If you are using ClickPay (automatic withdrawal), no action is required.

PAYMENT OPTIONS:

1. **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.



2. **Owners Who Pay By Online Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any catch up payment if necessary, as per the attached fee schedule. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

3. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan EPS4098, as well as any retroactive payment if necessary, as per the attached fee schedule. Please include your strata plan and unit number on the subject line.

If you have any questions regarding your account, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
TRANSFER OF SURPLUS – EPS4098**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "C" reads as follows:

WHEREAS pursuant to sections 105 (1) (a) of the Strata Property Act, S.B.C. 1998, c.43, a Strata Corporation may transfer contributions to the operating fund which are not required to meet operating expenses accruing during the fiscal year to which the budget relates may, by a resolution passed by 3/4 vote at an annual or special general meeting transfer into the contingency reserve fund.

BE IT RESOLVED by a 3/4 vote of the Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting that the preliminary interim surplus of approximately \$42,463.17 be transferred to the Contingency Reserve Fund.

After some discussion, the vote was called. The results were as follows:

69 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "D"
PROPOSED BUDGET – EPS4098A**

Owners were referred to the proposed 2024 operating budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

63 IN FAVOUR, 3 OPPOSED, 3 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
WAIVER OF DEPRECIATION REPORT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

WHEREAS The Owners, Strata Plan EPS4098, wish to waive the requirement to obtain a Depreciation Report otherwise required every three years under Section 94 of the *Strata Property Act [SBC 1998]*;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act [SBC 1998]* the requirement to update the existing Depreciation Report is hereby waived until the next Annual General Meeting.

After some discussion, the vote was called. The results were as follows:

62 IN FAVOUR, 5 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
DEPRECIATION REPORT (OR UPDATE)**

WHEREAS The Owners, Strata Plan EPS4098, wish to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act [SBC 1998]*;

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting, that a sum of money not exceeding \$22,000 be spent for the purpose of obtaining a Depreciation Report, such expenditure to be charged against the Contingency Reserve Fund.

As Resolution "E" was passed, Resolution "F" was not put forward for Owners' consideration.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "G"
SIGNIFICANT CHANGE IN USE OR APPEARANCE OF COMMON PROPERTY**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "G" reads as follows:

PREAMBLE: In response to Owner requests, the Strata Council has been investigating repurposing several visitor parking stalls to secured bike storage. Permission was requested from the City of White Rock's Planning Department, and the project is expected to cost approximately \$35,000 to \$50,000. Rules regarding usage of the secured bike storage area will be determined after the Annual General Meeting, should the resolution be approved by the ownership.

WHEREAS Section 71 of the *Strata Property Act [SBC 1998]* states that a Strata Corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless the change is approved by a resolution passed by a 3/4 vote at an Annual or Special General Meeting;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan EPS4098, in person or by proxy at this General Meeting, approve four (4) visitor parking stalls on the P2 level to be repurposed to secured bike storage.

After some discussion, the vote was called. The results were as follows:

18 IN FAVOUR, 42 OPPOSED, 6 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "H"
BYLAW AMENDMENT
PRIVACY**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "H" reads as follows:

WHEREAS pursuant to section 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may amend its Bylaws;

AND WHEREAS section 119(2) of the Act states that the Bylaws of a Strata Corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, common property and common assets;

BE IT RESOLVED by a 3/4 vote of the Owners, Strata Plan EPS4098 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended by adding the following as Bylaw 46 “**Privacy**”:

Privacy

- 46** (1) *In addition to personal information that is collected, used and disclosed by consent or as otherwise required by law, the strata corporation collects, uses, and discloses personal information from owners, occupants and tenants for the purpose of carrying out its duties and responsibilities under the Act. The personal information collected and used includes the following:*
- (a) *banking or credit card information to allow pre-authorized payments (“PAP”) to pay strata fees,*
 - (b) *information regarding pets in a suite,*
 - (c) *personal information collected through the use of video surveillance equipment in locations set out in the strata corporation’s privacy policy under subsection (2);*
 - (d) *names and contact information of all persons living in a suite, and*
 - (e) *information created by a computerized access key fob system.*
- (2) *The council shall develop and implement a privacy policy setting out the procedures for collecting, using, verifying and disclosing personal information. An up-to-date copy of the privacy policy shall be provided to each owner or registered tenant upon request.*
- (3) *The council shall designate at least one member of the strata council as the “Privacy Officer” for the strata corporation. The Privacy Officer(s) will have the responsibility of ensuring that the strata corporation complies with the privacy policy as well as the Personal Information Protection Act.*

By adding Bylaw #46, all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called. The results were as follows:

39 IN FAVOUR, 26 OPPOSED, 3 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "I"
BYLAW AMENDMENT – FLOORING CHANGE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “I” reads as follows:

WHEREAS:

- A. pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a Strata Corporation may amend its Bylaws;
- B. pursuant to s. 119(2) of the Act, the Bylaws of a Strata Corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the Strata Corporation and for the administration of the Strata Corporation;

IT IS RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN EPS4098 (the “Strata Corporation”), that the Strata Corporation’s Bylaws be amended by adding subsections **(13)** and **(14)** to Bylaw **35** “Alterations to strata lot and common property” as follows:

Alterations to a strata lot or common property

- 35** (13) *Without limiting the generality of the foregoing, an owner, tenant or occupant must not install new flooring in a strata lot except with written approval from the strata corporation and flooring must have soundproofing rating of Impact Insulation Class (IIC) 65 or higher. The use of area rugs is strongly encouraged.*
- (14) *In the event that the installation of new flooring in a strata lot results in unreasonable noise or nuisance to neighbouring strata lots, as determined by the strata council acting reasonably, the strata corporation may require the owner of the strata lot with new flooring to take various steps to reduce noise transfer at the owner’s expense, up to and including removal of the new flooring and replacement with other more sound-absorbent flooring material.*

By adding Bylaw 35(13) and 35(14), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called. The results were as follows:

50 IN FAVOUR, 16 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "J"
BYLAW AMENDMENT – QUIET HOURS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “J” reads as follows:

WHEREAS:

- A. pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a Strata Corporation may amend its Bylaws;
- B. pursuant to s. 119(2) of the Act, the Bylaws of a Strata Corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the Strata Corporation and for the administration of the Strata Corporation;

IT IS RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN EPS4098 (the “Strata Corporation”), that the Strata Corporation’s bylaws be amended by adding subsection **(8)** to Bylaw **3** “Use of property” as follows:

Use of Property

- 3** (8) *An owner, tenant or occupant must ensure that their noise levels within strata lots or on common property or common assets are kept to a minimum, so as not to disturb other residents. The quiet hours are 10:00 p.m. to 7:30 a.m. Amplified noise is not permitted.*

By adding Bylaw 3(8), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called. The results were as follows:

50 IN FAVOUR, 20 OPPOSED, 0 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "K"
BYLAW AMENDMENT
RENOVATION HOURS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "J" reads as follows:

WHEREAS:

- A. pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may amend its Bylaws;
- B. pursuant to s. 119(2) of the Act, the Bylaws of a Strata Corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the Strata Corporation and for the administration of the Strata Corporation;

IT IS RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN EPS4098 (the "Strata Corporation"), that the Strata Corporation's Bylaws be amended by repealing the wording in strikethrough and replacing it with the underlined wording in bylaw 35(2)(a) "**Alterations to a strata lot or common property**" as follows:

Alterations to a strata lot or common property

35 (2) *Whether or not approval is required, alterations may be carried out:*

- (a) *only between 7:30 a.m. and 7:00 p.m. Monday to Friday and between 9:00 a.m. and 7:00 p.m. on Saturday or at such other times as permitted by the council in writing. No work can be done on Sunday or on statutory holidays.*

By adding Bylaw 35(2)(a), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called. The results were as follows:

48 IN FAVOUR, 20 OPPOSED, 1 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "L"
BYLAW AMENDMENT
SMOKING PROHIBITION**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "J" reads as follows:

WHEREAS:

- A. pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may amend its Bylaws;

- B. pursuant to s. 119(2) of the Act, the Bylaws of a Strata Corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the Strata Corporation and for the administration of the Strata Corporation;

IT IS RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN EPS4098 (the “Strata Corporation”), that the Strata Corporation’s Bylaws be amended by adding subsection **(8)** to Bylaw **3** “**Use of property**” as follows:

Use of Property

- 3 (9) *Owners, tenants, occupants or visitors must not smoke or permit smoking of any kind on any common property, limited common property, land that is a common asset, strata lot, or within 6 meters of any common area building door, open window or air intake. For the purpose of this bylaw, “smoke” or “smoking” means using, inhaling, exhaling, burning or carrying of a lighted cigarette, joint, e-cigarette, vapor pen or similar vaporizing device, cigar, pipe, hookah, bong or other smoking equipment that burns or vaporizes tobacco, nicotine, or marijuana/cannabis including oils, resins or other derivatives;*

By adding Bylaw 3(8), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called. The results were as follows:

50 IN FAVOUR, 20 OPPOSED, 0 ABSTAINED. **DEFEATED.**

ELECTION OF COUNCIL:

The Strata Manager on behalf of the Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council with thanks and appreciation from all Owners:

- Bruhaug, Ron
- Friesen, Bob
- Gray, Alan
- McIlhargey, Jim
- Mitchell, Karen
- Raben, Steve
- Shen, John
- Southcombe, Clare
- Warwick, Robert
- Zhang, Rui Meng (Maggie)

In order to be elected onto Council, each nominee must obtain at least a majority vote of Owners.

The voting to elect your new Strata Council then took place. The following Owners will make up your 2024-2025 Strata Council as declared elected by achieving a majority vote:

- Bruhaug, Ron
- Friesen, Bob
- Gray, Alan
- Mitchell, Karen

- Raben, Steve
- Shen, John

GENERAL DISCUSSION

The following items were discussed and will be reviewed by the new Council:

- Adding Ping Pong table to amenity area,
- Garden plot allocation,
- Pool/hot tub opening and closing hours, and the possibility of implementing “adults only” timeframe,
- Bike rack installation and user fees

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:10 p.m. **CARRIED.**

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/yl

Enclosure

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
<https://fsresidentialbcsupport.zendesk.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 1.855.273.1967

V4098 EPS4098 - Miramar Towers C & D

Approved Annual Budget

Feb 01, 2024 to Jan 31, 2025

<u>Account</u>	<u>Description</u>	<u>Approved 2024/2025 Budget</u> \$
OPERATING FUND		
ASSESSMENTS		
40000	Operating Fund Contribution	1,564,568
40030	Contingency Fund Contribution	190,000
TOTAL ASSESSMENTS		1,754,568
OTHER REVENUE		
42340	Miscellaneous Income	2,000
44130	Interest Income	10,000
44765	EV Charging Income	315
44955	Rent - Strata Suite	12,000
TOTAL OTHER REVENUE		24,315
TOTAL REVENUE		1,778,883
EXPENSES		
ADMINISTRATIVE		
50750	Committees	2,500
52045	Office Rent	64,000
TOTAL ADMINISTRATIVE		66,500
INSURANCE & TAXES		
53000	Insurance	388,840
TOTAL INSURANCE & TAXES		388,840
PROFESSIONAL FEES		
55120	Concierge Service	139,500
55235	Legal Fees	20,000
55570	Management Fees	70,752
55705	Professional Fees	10,000
TOTAL PROFESSIONAL FEES		240,252

V4098 EPS4098 - Miramar Towers C & D

Approved Annual Budget

Feb 01, 2024 to Jan 31, 2025

<u>Account</u>	<u>Description</u>	<u>Approved 2024/2025 Budget</u> \$
	SALARIES & BENEFITS	
57000	Caretaker Wages & Benefits	76,800
TOTAL SALARIES & BENEFITS		76,800
	UTILITIES	
59000	Electricity	110,000
59300	Gas	90,000
59660	Telephone, Cellular, Cable, Internet	13,000
59740	Garbage and Recycling	87,100
59800	Water Sewer	75,000
TOTAL UTILITIES		375,100
	BUILDING & GROUNDS	
60285	Public Plaza Maintenance	35,000
61960	Landscaping Maintenance	42,000
62100	Snow Removal	10,000
63200	Miscellaneous	12,000
63310	Pest Control	4,000
63375	Pressure Cleaning	12,000
63450	Window Cleaning	16,000
TOTAL BUILDING & GROUNDS		131,000
	MAINTENANCE & REPAIRS	
64115	Repair Maintenance	25,000
64885	Door / Gate	5,000
65235	Carpet Cleaning	5,000
65915	Elevator RM	50,000
66045	HVAC RM	14,000
66095	Mechanical RM	45,000
66535	Cleaning Janitorial Service	108,400
66665	Emergency Generator	5,000
67255	Supplies	12,000
67885	Dryer Duct Cleaning	7,500
TOTAL MAINTENANCE & REPAIRS		276,900
	SECURITY & MONITORING	

V4098 EPS4098 - Miramar Towers C & D
Approved Annual Budget
Feb 01, 2024 to Jan 31, 2025

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2024/2025</u> <u>Budget</u> <u>\$</u>
68530	Fire Equipment RM	37,000
69735	Security Upgrades	3,000
TOTAL SECURITY & MONITORING		40,000
POOL OPERATIONS		
73576	Pool RM	61,015
TOTAL POOL OPERATIONS		61,015
RECREATION CENTER		
73800	Recreation Facilities / Amenities / Gym	5,000
TOTAL REC CENTER OPERATIONS		5,000
RESIDENT AMENITIES		
74000	Strata Suite - Expenses	5,607
TOTAL RESIDENT AMENITIES		5,607
OTHER EXPENSES		
76000	Contingency	190,000
TOTAL OTHER EXPENSE		190,000
TOTAL OPERATING EXPENSES		1,857,014
NET OPERATING INCOME/(LOSS)		(78,131)
OPENING BALANCE		
30400	Operating Fund - Opening Balance	272,000
ENDING OPERATING FUND BALANCE		193,869

VV98A EPS4098A - Miramar Village Amenity - Consolidated
Approved Annual Budget
Feb 01, 2024 to Jan 31, 2025

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2024/2025</u> <u>Budget</u> \$
OPERATING FUND		
ASSESSMENTS		
40000	Operating Fund Contribution	123,565
TOTAL ASSESSMENTS		123,565
OTHER REVENUE		
44130	Interest Income	300
TOTAL OTHER REVENUE		300
TOTAL REVENUE		123,865
EXPENSES		
INSURANCE & TAXES		
53000	Insurance	1,900
TOTAL INSURANCE & TAXES		1,900
PROFESSIONAL FEES		
55570	Management Fees	6,945
55635	Lagoon Manager	34,700
TOTAL PROFESSIONAL FEES		41,645
UTILITIES		
59000	Electricity	6,400
59300	Gas	9,000
59740	Garbage and Recycling	1,270
59800	Water Sewer	3,000
TOTAL UTILITIES		19,670
BUILDING & GROUNDS		
63200	Miscellaneous	1,200

VV98A EPS4098A - Miramar Village Amenity - Consolidated
Approved Annual Budget
Feb 01, 2024 to Jan 31, 2025

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2024/2025</u> <u>Budget</u> \$
TOTAL BUILDING & GROUNDS		1,200
	MAINTENANCE & REPAIRS	
64115	Repair Maintenance	6,000
65915	Elevator RM	3,500
66095	Mechanical RM	1,500
66535	Cleaning Janitorial Service	25,500
67255	Supplies	1,000
TOTAL MAINTENANCE & REPAIRS		37,500

VV98A EPS4098A - Miramar Village Amenity - Consolidated
Approved Annual Budget
Feb 01, 2024 to Jan 31, 2025

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2024/2025</u> <u>Budget</u> \$
	SECURITY & MONITORING	
68530	Fire Equipment RM	250
69735	Security Upgrades	1,700
TOTAL SECURITY & MONITORING		1,950
	POOL OPERATIONS	
73576	Pool RM	20,000
TOTAL POOL OPERATIONS		20,000
TOTAL OPERATING EXPENSES		123,865
NET OPERATING INCOME/(LOSS)		0
	OPENING BALANCE	
30400	Operating Fund - Opening Balance	9,065
ENDING OPERATING FUND BALANCE		9,065

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2024 to Jan 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	MONTHLY SWIMMING POOL AMENITIES FEE \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Feb-Apr/24 \$
1	301 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
2	302 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
3	303 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
4	304 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
5	305 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
6	306 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
7	307 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
8	308 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
9	309 Tower C	89	544.18	22.08	68.77	635.03	610.68	73.05
10	310 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
11	401 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
12	402 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
13	403 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
14	404 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
15	405 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
16	406 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
17	407 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
18	408 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
19	409 Tower C	89	544.18	22.08	68.77	635.03	610.68	73.05
20	410 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
21	501 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
22	502 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
23	503 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
24	504 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
25	505 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
26	506 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
27	507 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
28	508 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
29	509 Tower C	89	544.18	22.08	68.77	635.03	610.68	73.05
30	510 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
31	601 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
32	602 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
33	603 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
34	604 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
35	605 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
36	606 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
37	607 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
38	608 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
39	609 Tower C	89	544.18	22.08	68.77	635.03	610.68	73.05
40	610 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
41	701 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
42	702 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
43	703 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
44	704 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
45	705 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
46	706 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
47	707 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
48	708 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
49	709 Tower C	89	544.18	22.08	68.77	635.03	610.68	73.05
50	710 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2024 to Jan 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	MONTHLY SWIMMING POOL AMENITIES FEE \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Feb-Apr/24 \$
51	801 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
52	802 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
53	803 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
54	804 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
55	805 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
56	806 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
57	807 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
58	808 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
59	809 Tower C	87	531.95	21.59	67.22	620.76	596.95	71.43
60	810 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
61	901 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
62	902 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
63	903 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
64	904 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
65	905 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
66	906 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
67	907 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
68	908 Tower C	104	635.90	25.81	80.36	742.07	713.60	85.41
69	909 Tower C	89	544.18	22.08	68.77	635.03	610.68	73.05
70	910 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
71	1001 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
72	1002 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
73	1003 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
74	1004 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
75	1005 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
76	1006 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
77	1007 Tower C	110	672.58	27.29	84.99	784.86	754.77	90.27
78	1008 Tower C	90	550.30	22.33	69.54	642.17	617.54	73.89
79	1009 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
80	1101 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
81	1102 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
82	1103 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
83	1104 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
84	1105 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
85	1106 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
86	1107 Tower C	110	672.58	27.29	84.99	784.86	754.77	90.27
87	1108 Tower C	90	550.30	22.33	69.54	642.17	617.54	73.89
88	1109 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
89	1201 Tower C	94	574.75	23.32	72.63	670.70	644.98	77.16
90	1202 Tower C	51	311.83	12.65	39.41	363.89	349.94	41.85
91	1203 Tower C	88	538.07	21.84	67.99	627.90	603.82	72.24
92	1204 Tower C	53	324.06	13.15	40.95	378.16	363.66	43.50
93	1205 Tower C	58	354.63	14.39	44.81	413.83	397.97	47.58
94	1206 Tower C	61	372.98	15.14	47.13	435.25	418.55	50.10
95	1207 Tower C	110	672.58	27.29	84.99	784.86	754.77	90.27
96	1208 Tower C	90	550.30	22.33	69.54	642.17	617.54	73.89
97	1209 Tower C	83	507.49	20.59	64.13	592.21	569.51	68.10
98	1301 Tower C	142	868.24	35.23	109.72	1,013.19	974.34	116.55
99	1302 Tower C	133	813.21	33.00	102.76	948.97	912.58	109.17
100	1303 Tower C	118	721.50	29.28	91.17	841.95	809.66	96.87
101	1304 Tower C	128	782.64	31.76	98.90	913.30	878.28	105.06

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2024 to Jan 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	MONTHLY SWIMMING POOL AMENITIES FEE \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Feb-Apr/24 \$
102	1401 Tower C	142	868.24	35.23	109.72	1,013.19	974.34	116.55
103	1402 Tower C	134	819.33	33.25	103.54	956.12	919.45	110.01
104	1403 Tower C	117	715.38	29.03	90.40	834.81	802.80	96.03
105	1404 Tower C	128	782.64	31.76	98.90	913.30	878.28	105.06
106	1501 Tower C	228	1,394.08	56.57	176.17	1,626.82	1,564.43	187.17
107	1502 Tower C	249	1,522.48	61.78	192.39	1,776.65	1,708.52	204.39
108	TH1 Tower D	104	635.90	25.81	80.36	742.07	713.60	85.41
109	TH2 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
110	TH3 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
111	TH4 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
112	TH5 Tower D	115	703.15	28.53	88.86	820.54	789.08	94.38
113	201 Tower D	117	715.38	29.03	90.40	834.81	802.80	96.03
114	202 Tower D	55	336.29	13.65	42.50	392.44	377.38	45.18
115	203 Tower D	103	629.78	25.56	79.58	734.92	706.74	84.54
116	301 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
117	302 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
118	303 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
119	304 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
120	305 Tower D	61	372.98	15.14	47.13	435.25	418.55	50.10
121	306 Tower D	55	336.29	13.65	42.50	392.44	377.38	45.18
122	307 Tower D	89	544.18	22.08	68.77	635.03	610.68	73.05
123	313 Tower D	87	531.95	21.59	67.22	620.76	596.95	71.43
124	314 Tower D	55	336.29	13.65	42.50	392.44	377.38	45.18
125	315 Tower D	89	544.18	22.08	68.77	635.03	610.68	73.05
126	312 Tower D	109	666.47	27.05	84.22	777.74	747.91	89.49
127	311 Tower D	107	654.24	26.55	82.67	763.46	734.18	87.84
128	310 Tower D	107	654.24	26.55	82.67	763.46	734.18	87.84
129	309 Tower D	107	654.24	26.55	82.67	763.46	734.18	87.84
130	308 Tower D	110	672.58	27.29	84.99	784.86	754.77	90.27
131	Caretaker Tower D	0	-	-	-	-	-	-
132	401 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
133	402 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
134	403 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
135	404 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
136	405 Tower D	61	372.98	15.14	47.13	435.25	418.55	50.10
137	406 Tower D	55	336.29	13.65	42.50	392.44	377.38	45.18
138	407 Tower D	57	348.52	14.14	44.04	406.70	391.11	46.77
139	408 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
140	409 Tower D	102	623.67	25.31	78.81	727.79	699.88	83.73
141	410 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24
142	501 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
143	502 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
144	503 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
145	504 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
146	505 Tower D	61	372.98	15.14	47.13	435.25	418.55	50.10
147	506 Tower D	55	336.29	13.65	42.50	392.44	377.38	45.18
148	507 Tower D	57	348.52	14.14	44.04	406.70	391.11	46.77
149	508 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
150	509 Tower D	102	623.67	25.31	78.81	727.79	699.88	83.73
151	510 Tower D	87	531.95	21.59	67.22	620.76	596.95	71.43
152	601 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2024 to Jan 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund	MONTHLY	CRF	Total	OLD	Fee
			Monthly Contribution \$	SWIMMING POOL AMENITIES FEE \$	Monthly Contribution \$	Monthly Strata Fees \$	Monthly Strata Fees \$	Adjustment Feb-Apr/24 \$
153	602 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
154	603 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
155	604 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
156	605 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
157	606 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
158	607 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
159	608 Tower D	102	623.67	25.31	78.81	727.79	699.88	83.73
160	609 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24
161	701 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
162	702 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
163	703 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
164	704 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
165	705 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
166	706 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
167	707 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
168	708 Tower D	103	629.78	25.56	79.58	734.92	706.74	84.54
169	709 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24
170	801 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
171	802 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
172	803 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
173	804 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
174	805 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
175	806 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
176	807 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
177	808 Tower D	103	629.78	25.56	79.58	734.92	706.74	84.54
178	809 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24
179	901 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
180	902 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
181	903 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
182	904 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
183	905 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
184	906 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
185	907 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
186	908 Tower D	103	629.78	25.56	79.58	734.92	706.74	84.54
187	909 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24
188	1001 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
189	1002 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
190	1003 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
191	1004 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
192	1005 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
193	1006 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
194	1007 Tower D	100	611.44	24.81	77.27	713.52	686.15	82.11
195	1008 Tower D	103	629.78	25.56	79.58	734.92	706.74	84.54
196	1009 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24
197	1101 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70
198	1102 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89
199	1103 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99
200	1104 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51
201	1105 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
202	1106 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62
203	1107 Tower D	108	660.35	26.80	83.45	770.60	741.05	88.65

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

V4098 EPS4098 - Miramar Towers C & D
Approved Strata Fee Schedule
Feb 01, 2024 to Jan 31, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	MONTHLY SWIMMING POOL AMENITIES FEE \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Feb-Apr/24 \$	
204	1108 Tower D	87	531.95	21.59	67.22	620.76	596.95	71.43	
205	1201 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70	
206	1202 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89	
207	1203 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99	
208	1204 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51	
209	1205 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62	
210	1206 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62	
211	1207 Tower D	108	660.35	26.80	83.45	770.60	741.05	88.65	
212	1208 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24	
213	1301 Tower D	91	556.41	22.58	70.31	649.30	624.40	74.70	
214	1302 Tower D	101	617.55	25.06	78.04	720.65	693.02	82.89	
215	1303 Tower D	56	342.41	13.90	43.27	399.58	384.25	45.99	
216	1304 Tower D	92	562.52	22.83	71.08	656.43	631.26	75.51	
217	1305 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62	
218	1306 Tower D	86	525.84	21.34	66.45	613.63	590.09	70.62	
219	1307 Tower D	108	660.35	26.80	83.45	770.60	741.05	88.65	
220	1308 Tower D	88	538.07	21.84	67.99	627.90	603.82	72.24	
221	1401 Tower D	136	831.56	33.75	105.08	970.39	933.17	111.66	
222	1402 Tower D	146	892.70	36.23	112.81	1,041.74	1,001.78	119.88	
223	1403 Tower D	126	770.41	31.26	97.36	899.03	864.55	103.44	
224	1404 Tower D	130	794.87	32.26	100.45	927.58	892.00	106.74	
225	1501 Tower D	137	837.67	33.99	105.85	977.51	940.03	112.44	
226	1502 Tower D	146	892.70	36.23	112.81	1,041.74	1,001.78	119.88	
227	1503 Tower D	126	770.41	31.26	97.36	899.03	864.55	103.44	
228	1504 Tower D	130	794.87	32.26	100.45	927.58	892.00	106.74	
229	1601 Tower D	251	1,534.71	62.28	193.94	1,790.93	1,722.25	206.04	
230	1602 Tower D	237	1,449.11	58.81	183.12	1,691.04	1,626.18	194.58	
			20,492	125,296.00	5,084.74	15,833.31	146,214.05	140,606.67	16,822.14
Total Annual Strata Fees (x 12 months) =			1,503,552.00	61,016.88	189,999.72	1,754,568.60	1,687,280.04		

**The fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS4098A - MIRAMAR VILLAGE AMENITY
Approved Annual Budget
Feb 01, 2024 to Jan 31, 2025

	Tower A	Tower B	Tower C+D	Total
	BCS3236	BCS3237	EPS4098	
UE	12020	9044	20547	41611
Percentage	29%	22%	49%	100%
Total budget	\$ 35,694	\$ 26,856	\$ 61,015	\$ 123,565
Monthly installment	\$ 2,974	\$ 2,238	\$ 5,085	\$ 10,297

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 EPS4098
MIRAMAR TOWER C&D**

*Held on Monday, March 4, 2024
in the Meeting Room / Web-Conference*

COUNCIL IN ATTENDANCE:

Ron Bruhaug	President/Plaza Joint Operation
Steve Raben	Vice-President
Alan Gray	Secretary/Bylaw Committee
Karen Mitchell	Plaza Joint Operation
Robert Friesen*	Member

REGRETS:

Dave Dhaliwal	Treasurer
Clare Southcombe	Member/Bylaw Committee

STRATA MANAGER: Iris Lee* FirstService Residential
**Via web-conference*

Reminder – Voting by Proxy: Owners who cannot attend the Annual General Meeting on April 4, 2024, can vote by proxy. A proxy form will be included the AGM notice package and is also attached to these meeting minutes. A proxy is a written authorization given to enable the proxy holder to act on behalf of the person appointing the proxy. A proxy holder may do anything the person appointing the proxy can do, including voting, proposing and seconding motions and participating in discussion at an annual or special general meeting unless limited in the appointment document.

Reminder – General Inquiries: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

The meeting was called to order at 4:57 p.m.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

Council approved the Minutes of the Strata Council Meeting held February 22, 2024, with several revisions.

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. The Owners are advised the Strata Corporation is party to the following actions:

- 1 A Civil Resolution Tribunal dispute notice was filed by a Tenant against the Strata Corporation on July 15, 2022; a preliminary decision was issued by the CRT advising that the ongoing dispute will remain within its jurisdiction and is now moving into the adjudication phase.
- 2 A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023; litigation is ongoing.

FINANCIAL REPORT

- 1 **Review of Accounts Receivable:** The accounts receivable report will be reviewed at the next meeting. 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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.
- 2 **Monthly Statements:** The financial statements up to January 2024 for EPS4098 and EPS4098 Amenity are being finalized by FirstService.

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.

- 3 **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.
- 4 **Shared Plaza Cost:** Council approved payment in the amount of \$33,798.95 (plaza only) and \$32,480.84 (phase 2) to the developer (Bosa) for shared plaza costs from January 2021 to December 2022.
5. **2024 Annual General Meeting – Proposed Budgets:** Council had finalized the proposed budgets for EPS4098 and EPS4098 Amenity in a separate meeting with FirstService. A resolution will be included in the AGM notice to transfer the preliminary interim surplus for EPS 4098 to the Contingency Reserve Fund. After discussion, it was noted a portion of the Building Manager expenses will be transferred to the EPS 4098 Amenity budget.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

- 1 **2024 Annual General Meeting – Preparation:** Council reviewed a draft copy of the AGM notice and noted several minor changes. Council requested the privacy bylaw drafted by Lesperance Mendes Lawyers to be included in the AGM notice, but noted the privacy policy will require further review by the new Council. A legal opinion regarding an accommodation request under the BC Human Rights Code was reviewed and will be discussed further by the new Council after the AGM.
- 2 **Bike Storage:** Council is waiting for the city to review the variance development permit application for the change of use for 4 visitor parking stalls to a bike storage room. If the resolution is approved at the AGM, 2 existing bike storage quotations will be reviewed by the new Council.
- 3 **Sprinkler Head Leak:** Discussion deferred pending receipt of a legal opinion.
- 4 **Hallway Damage:** It was noted a scope of work for drywall repairs/touch-up painting will be reviewed prior to beginning work.
- 5 **Towing:** This matter is under investigation by the Building Manager.
- 6 **Window Cleaning:** Discussion deferred pending receipt of quotes.
- 7 **P3 Security Camera:** Smart-Tek Communications has been requested to upgrade the existing security camera at P3 by stall 988 as previously approved.

CORRESPONDENCE

- 1 **Alleged Bylaw/Rule Violations:** Communication has been issued per the Bylaw Committee's direction.
- 2 **Strata Lot 59 – Chargeback Dispute:** Communication from the tenant was reviewed, and it was noted the chargeback will remain on Strata Lot 59's account. A 21-demand letter will be issued accordingly.
- 3 **Bike Theft:** Communication regarding bikes stolen from the parkade was reviewed.
- 4 **Reimbursement Request:** After review, Council denied a 6th floor tenant's reimbursement request in relation to outlet and breaker replacement.

NEW BUSINESS

- 1 **Snow Removal:** This matter will be discussed by the new Council following the AGM.
- 2 **Courtyard Cushions:** This matter will be discussed by the new Council following the AGM.

- 3 **Gate Spring Replacement:** Council ratified Creative Door's quote to replace the broken torsion spring for parkade gate #1.
- 4 **Mechanical Service – Contract Renewal:** Council approved Ainsworth's contract renewal for the term of May 1, 2024, to May 1, 2025, in the amount of \$1,856.40 plus taxes per year, for the amenity area.
- 5 **Waste Removal:** This matter is under investigation by the Building Manager and will be discussed by the new Council following the AGM.
- 6 **Janitorial Service:** This matter will be discussed by the new Council following the AGM.
- 7 **Pest Control Service:** This matter will be discussed by the new Council following the AGM.
- 8 **Tower A/B Car Wash Area:** Council approved posting a notice reminding Tower C/D residents to refrain from using the car wash area in the parkade which is in Tower A and B's footprint.
- 9 **Parcel Pending Lockers:** This matter will be discussed by the new Council following the AGM.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 5:56 p.m.

Next Meeting: Annual General Meeting – April 4, 2024

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/ac

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)
<https://fsresidentialbcsupport.zendesk.com>



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 1-855-273-1967.

Strata Property Act

**FORM A
PROXY APPOINTMENT
(Section 56)**

Re: Strata Lot ____ [strata lot number as shown on strata plan] and/or Unit # _____ of Strata Plan EPS4098

Civic Address: _____

I/We, _____ [name(s)],

the owner(s)/others under Section 54, of the strata lot described above, hereby appoint

_____ [name of appointee] or failing him/her

_____ [name of alternate appointee] to act as

my/our proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the General Meeting

of the Owners Strata Plan EPS4098 to be held on Thursday, April 4, 2024 or any adjournment thereof.

Limitations for Proxy, if any: (OPTIONAL)

	<i>IN FAVOUR</i>	<i>OPPOSED</i>	<i>ABSTAINED</i>
<i>Resolution "A" – Ratification of Rules</i>			
<i>Resolution "B" – Budget (EPS 4098)</i>			
<i>Resolution "C" – Transfer of Surplus (EPS 4098)</i>			
<i>Resolution "D" – Budget (EPS 4098A)</i>			
<i>Resolution "E" – Waiver of Depreciation Report</i>			
<i>Resolution "F" – Depreciation Report (or Update)</i>			
<i>Resolution "G" – Significant Change in Use/Appearance of Common Property</i>			

Resolution “H” – Bylaw Amendment – Privacy			
Resolution “I” – Bylaw Amendment – Flooring Change			
Resolution “J” – Bylaw Amendment – Quiet Hours			
Resolution “K” – Bylaw Amendment – Renovation Hours			
Resolution “L” – Bylaw Amendment – Smoking Prohibition			

Council Election (OPTIONAL):

Bylaw 3.9 (1) - Subject to subsection (2), the council must have at least 3 and not more than 7 members. (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

1. _____ 2. _____ 3. _____
4. _____ 5. _____ 6. _____
7. _____

NOTE: In order to be exercised, document must be presented by the proxy holder at time of registration at the meeting.

Date

Signature of Owner/Others under Section 54

Note: As per Section 56 of the Strata Property Act, a person who provides management services to, or is employed by, the Strata Corporation is not permitted to be appointed as Proxy.

The proxy form MUST be signed by the registered Owner(s) of the strata lot.

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 EPS4098
MIRAMAR TOWER C&D**

***Held on Thursday, February 22, 2024
in the Meeting Room***

COUNCIL IN ATTENDANCE:	Ron Bruhaug	President/Plaza Joint Operation
	Steve Raben	Vice-President (<i>arrived 5:18 p.m.</i>)
	Dave Dhaliwal	Treasurer (<i>arrived 6:04 p.m.</i>)
	Alan Gray	Secretary/Bylaw Committee
	Karen Mitchell	Plaza Joint Operation
	Clare Southcombe	Member/Bylaw Committee
REGRETS:	Robert Friesen	Member
STRATA MANAGER:	Iris Lee	FirstService Residential

Reminder – Bylaw/Rule Complaint: For any, and all complaints – please complete the attached bylaw/rule violation complaint form and submit to: info.bc@fsresidential.com and miramar.village@fsresidential.com

Reminder – General Inquiries: The concierge can be reached at: miramar.village@fsresidential.com or 778-580-7380. For inquiries regarding account balance, document requests, etc. – please submit a request at: <https://fsresidentialbcsupport.zendesk.com> or 1-855-273-1967.

The meeting was called to order at 5:04 p.m.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held January 18, 2024, as circulated. **CARRIED.**

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. The Owners are advised the Strata Corporation is party to the following actions:

- 1 A Civil Resolution Tribunal dispute notice was filed by a Tenant against the Strata Corporation on July 15, 2022; a preliminary decision was issued by the CRT advising that

the ongoing dispute will remain within its jurisdiction and is now moving into the adjudication phase.

- 2 A Civil Resolution Tribunal dispute notice was filed by an Owner against the Strata Corporation on July 25, 2023; litigation is ongoing.

WARRANTY INFORMATION/DEFICIENCY REPORTING

The 24-month warranty inspection report prepared by Sense Engineering has been forwarded to Bosa for their attention.

Reminder: Unit deficiencies are to be sent directly to the Developer by the unit Owner.

FirstService Residential is not responsible to pursue the Developer for the completion of any deficiencies. Any unresolved common area deficiencies will be filed as a claim with the warranty provider who is then responsible to investigate if the claimed items should be covered by the homeowner warranty program.

BUSINESS ARISING

- 1 **2024 Annual General Meeting – Preparation:** Council reviewed the draft bylaw additions/amendments and resolutions prepared by Lesperance Mendes Lawyers, and noted several changes. The draft proposed budgets for EPS4098 and EPS4098A will be reviewed at a separate meeting with the FirstService accounting team.
- 2 **Bike Storage:** The development variance application to repurpose several visitor parking stalls on P2 into bike storage was accepted by the City of White Rock, subject to payment of the permit fee. A resolution for change in use/appearance of common property will be included in the Annual General Meeting for the ownership's consideration. The cost of the project is approximately \$40,000 to \$50,000, and a request was made to obtain an additional quote from BC Site Service if the resolution passes.
- 3 **Building Manager/Concierge Reports:** Council confirmed receipt of all Building Manager/Concierge reports submitted since the last meeting. The Bylaw/Rule Committee had provided direction regarding communication for any alleged violations.
- 4 **Directives:** Council confirmed receipt of the list of completed/ongoing directives from the last meeting.
- 5 **EV Charging:** It was noted the EV charging list has been updated and all other EV stations and EV-compatible plugs have been turned off. Thank you to all residents who have provided payment per bylaw 44(1) and (2).
- 6 **Sprinkler Head Leak:** As no response has been received from Bosa regarding coverage for the sprinkler head leaks, the Strata Manager was requested to obtain a legal opinion for review.
- 7 **Hallway Damage:** It was noted a scope of work for drywall repairs/touch-up painting will be reviewed prior to beginning work.

CORRESPONDENCE

- 1 ***Alleged Bylaw/Rule Violations:***
 - (a) Communication was received regarding an alleged patio overflow incident from a Tower D 11th floor unit. The Bylaw Committee will review this matter after the notice period per the violation letter sent.
 - (b) Communication was received from a Tower C 6th floor unit regarding alleged excessive noise and a request to view security camera footage. It was noted the Strata Corporation does not monitor parties entering/exiting units and the complainant must provide additional documentation for further investigation of the noise complaint.
- 2 ***Strata Lot 126 – EV Charger Installation Request:*** Council conditionally approved a request to install an EV charger at parking stalls 969 and 970, subject to confirmation of installation method and receipt of a signed Indemnity Agreement.
- 3 ***Strata Lot 150 – EV Charging:*** Communication from the owner regarding EV charging fee implementation was forwarded to the lawyer handling the Civil Resolution Tribunal dispute notice.

NEW BUSINESS

- 1 ***Roof Anchor Inspection:*** The roof anchor inspection has been completed and quotes are being obtained for window cleaning.
- 2 ***Pool & Hot Tub Rules:*** The pool and hot tub rules were updated and are attached for reference. Ratification by the ownership is required at the AGM.
- 3 ***Towing:*** Council briefly discussed towing and will review engaging a new vendor with the Building Manager.
- 4 ***Snow Removal:*** Discussion deferred to next meeting.
- 5 ***Courtyard Furniture:*** Discussion deferred to next meeting.

FINANCIAL REPORT

- 1 ***Review of Accounts Receivable:*** The accounts receivable report was reviewed by Council.

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, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.
- 2 ***Monthly Statements:*** The financial statements up to December 2023 for EPS4098 and EPS4098 Amenity were approved.

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.

- 3 **Report on Unapproved Expenditures:** The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures. There are no unapproved expenditures to report.
- 4 **Shared Plaza Cost:** Council will review this matter following confirmation of adjustments and credit note regarding a REDMA penalty of \$4,404.73, payable to the Strata by the developer.

BUSINESS ARISING (CONT'D)

- 1 **Security Cameras/Privacy Policy:** Following review of a legal opinion regarding use/installation of security cameras in the pool area, Smart-Tek Communication will be requested to upgrade the existing camera on P3 by stall 988 only. The privacy policy and bylaw are being drafted by Lesperance Mendes Lawyers and will be reviewed by Council upon receipt. Recordings from the video camera system will be retained for approximately 14 days and security camera footage of unit hallways will only be reviewed in the event of a security incident or complaint. Council voted to obtain legal review of the current practice of recording entrance doors in unit hallways, which a Council Member stated is in contravention of PIPA (*5 in favour, 1 opposed*). Council voted to continue recording entrance doors in unit hallways, which a Council Member stated is in contravention of PIPA (*5 in favour, 1 opposed*). Council voted to reinstate live viewing of common areas, which a Council member stated was in contravention of PIPA (*4 in favor, 1 opposed, 1 abstained*). After this vote passed, it was agreed by those that were in favor that the definition of common areas would be determined by a vote at a future Council Meeting, date to be determined.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 6:49 p.m.

Next Meeting: Monday, March 4, 2024, at 5:00 p.m.

FirstService Residential BC Ltd.

Iris Lee
Strata Manager
Per the Owners
Strata Plan EPS4098

IL/cg

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (*24 hours non-emergency*)
604.683.8900 (*24/7 emergencies*)

<https://fsresidentialbcsupport.zendesk.com>



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 1-855-273-1967.

Bylaw/Rule Violations Complaint Protocol

Section 135 of the Strata Property Act holds the Strata Corporation responsible to enforce the Strata bylaws/rules. This is a complaint driven process so in order to assist Residents that are initiating complaints in relation to potential bylaw/rule violations, please consider and follow the protocol below:

1. First, refer to your Strata Corporation's registered bylaws and Strata Corporation's rules to ascertain that a bylaw/rule violation has occurred. You can access and download copies of both from your community website via **FSRConnect**. If there is no applicable bylaw/rule violated, the *Strata Property Act* does not allow the Strata Corporation to take action.
2. Please complete all sections of the Bylaw/Rule Violations Complaint Form (Complaint Form), otherwise, the process may be delayed. It is important to note the unit number from which the potential violation has occurred. All buildings do not automatically have the same unit numbers directly above and below.
3. Please submit the completed Complaint Form to your Strata Manager, or, if your Building has a defined area to leave correspondence for your Strata Council, please leave it in the designated area.
4. Upon receipt of the Complaint Form and verification that a valid bylaw/rule violation has occurred, your Strata Council, at their next regularly scheduled Council meeting, may review the circumstances and will determine whether a Bylaw Violation Letter or a Rule Violation Letter will be sent to the alleged violator.
5. As defined in the *Strata Property Act*, the recipient of a Bylaw Violation Letter or Rule Violation Letter has a reasonable amount of time to respond to the allegations contained within the letter (i.e. a minimum of 2 weeks), and/or may also request a Hearing to appear before Council to "defend or dispute" the allegations.
6. In compliance with the *Strata Property Act*, the details of your complaint will form an official record of the Strata Corporation.
7. We suggest that you allow adequate time for the Violation Letter to be received and complied with (recommended two to three week period at a minimum, as this process can take longer based upon the timing of the next regularly scheduled Council Meeting that achieves a quorum of Council Members and is legal to proceed). If the same bylaw/rule violation occurs again, it is necessary to fill in another Complaint Form to correctly record the potential bylaw/rule violation.

Pool and hot tub rules:

- No lifeguard on duty
- Children under 7 years of age are not permitted in the hot tub
- For the pool children under 7 years of age must be accompanied and supervised (within arm's reach at all times), by a responsible person at least 16 years of age,
- No food, gum, glass, alcohol, pets, amplified sound are permitted
- Appropriate bathing attire is required
- Lotions, creams, oil, soap, shampoo, hair conditioners or dyes are not permitted
- Hot tub will be closed during inclement weather for safety
- Maximum Hot tub temperature is 40C (104F)
- the following behaviours are prohibited:
 - (a)entering the pool
 - (i)with an illness, including open sores, bandages, head colds, discharging ears or noses or infected eyes, or
 - (ii)without having first taken a cleansing shower;
 - (b)running, fighting or engaging in other conduct likely to cause an injury while in the pool enclosure;
 - (c)contaminating or fouling the pool;
 - (d)failing to immediately report to the Concierge an injury suffered while in the pool enclosure, or contamination or fouling of the pool;
 - (f)diving into the pool