

Miroslav Babjarcik

From: Rick Chou <rickchou55@hotmail.com>
Sent: Sunday, December 4, 2022 9:37 PM
To: Miroslav Babjarcik; Christina Donovan
Cc: sequelstrata138@gmail.com; Bethany Brown
Subject: Re: EPS3084, VPD Project Access

Categories: 05 - EPS 3084 Sequel 138

Hi Miro - Please extend the due date to Dec 31. Let's give residents enough time to review in a busy holiday season.

Thanks, Rick

On Dec 4, 2022, 8:21 PM -0800, Christina Donovan <donovan.cmo@gmail.com>, wrote:

Hi Miro,

Can FSR please send the following communication out to owners only ASAP? (with the attached)

Hello Owners,

Council has been notified of a special access program from the VPD. Please see attached documents for details.

When you have completing reviewing the information, please fill out this form to tell us your opinions: <https://forms.gle/DKjj9DRPUvEzJrt57>

Please complete this feedback by December 13th, 2022, to help us make an informed decision.

Thanks,
Christina

On Sun, 4 Dec 2022 at 14:51, Bethany Brown <bethanycbrown@gmail.com> wrote:

(We have a majority and can move forward without Rick if needed as I know he said he's super busy these days and deserves a break for sure... but also feel free to wait for his input as it's beneficial and informed)

Sent from my iPhone

On Dec 4, 2022, at 2:33 PM, Christina Donovan <donovan.cmo@gmail.com> wrote:

Thanks beth, agreed to removal of bias - Rick do you approve?

On Sun, 4 Dec 2022 at 14:20, Bethany Brown <bethanycbrown@gmail.com> wrote:

Yes, I approved your message prior to revisions but I also like it more with the revisions and removal of bias

Bethany Brown

Pronouns: She/her/hers

Respectfully acknowledging that I work on the ancestral, traditional, and unneeded lands of the Coast Salish Peoples including the territories of the x'məθkwəyəm (Musqueam), Skwxwú7mesh (Squamish) and Səlilwətaʔ/Səlilwiltulh (Tseil-Waututh) First Nations

On Dec 4, 2022, at 12:39 PM, Christina Donovan <donovan.cmo@gmail.com> wrote:

Rick & Beth - do you approve sending this out through FSR?

On Thu, 24 Nov 2022 at 14:39, Christina Donovan <donovan.cmo@gmail.com> wrote:

I have updated the form to include a question about whether or not owners have actually read the brochure, and updated language to be less bias:

<https://forms.gle/DKjj9DRPUvEzJrt57>

Hello Owners,

Council has been notified of a special access program from the VPD. Please see attached documents for details.

When you have completing reviewing the information, please fill out this form to tell us your opinions: <https://forms.gle/DKjj9DRPUvEzJrt57>

Please complete this feedback by December 13th, 2022, to help us make an informed decision.

Please let me know if this is better and/or you would like to make further edits

On Thu, 24 Nov 2022 at 14:19, Christina Donovan <donovan.cmo@gmail.com> wrote:

I'm open to editing how you see fit Jayun - I thought attaching the files for owners to review was sufficient.

And I am proposing this route for council to approve or disapprove. I personally would feel better granting VPD access, though I understand opposing opinions, which is why I think we need to open this up to a larger vote for owners.

On Thu, 24 Nov 2022 at 14:14, jayun // 138 <jn@138easthastings.com> wrote:

No this was not agreed to in the meeting.

And the question "Do you approve VPD access to our building for emergencies" does not tell the whole story.

Of course people believe in VPD emergency access. We do it all the time.

This does not give the voter any background about the project or the parameters or the liability to strata for police actions.

It is completely biased.

On 2022/11/24, at 1:28 PM, Bethany Brown
<bethanycbrown@gmail.com> wrote:

I am so sorry I missed the meeting tonight. Work went later than expected

I approve. I am guessing this is what was agreed to during the meeting tonight?

Warmest regards

Sent from my iPhone

On Nov 24, 2022, at 11:20 PM, Christina
Donovan <donovan.cmo@gmail.com> wrote:

Hi Council,

I would like to hold an informal vote on this topic. Please see google form here: <https://forms.gle/DKjj9DRPUvEzJrt57>

I propose asking Miro to send this form to owners only with the following preamble:

Hello owners,

In light of the recent police incidents and security concerns, the strata council would like to engage the VPD for emergency access to our building via the intercom. Please see the attached files for more information on the project.

To provide you opinion on this initiative, please fill out the google form here: <https://forms.gle/DKjj9DRPUvEzJrt57>

Please feel free to edit as you see fit.

Thanks,
Christina

On Mon, 21 Nov 2022 at 08:59, Miroslav Babjarcik
<Miroslav.Babjarcik@fsresidential.com> wrote:

Hi Rick,

Tabled and added to your agenda,

I don't think this requires the Ownership vote on, like with any other contracts, Strata Council has the authority to do this,

I'm checking with Michael and will report back at the meeting,

Regards

For Emergencies – leaks, fire, flood, security issues, please call 604 683-8900 (Option 9).

For general inquiries, please call Customer Care Centre at 1-855-273-1967 (Option 0) or email info.bc@fsresidential.com.

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For fobs, enterphone changes, moves or to book amenities, as applicable, please contact Building Manager or Caretaker or

For questions on strata fees and your personal account, contact Accounts Receivable at 604-684-5329 or ar.bc@fsresidential.com

*For strata documents such as bylaws, rules, strata insurance, minutes, financial reports, statements of account, letters and work, please log in and find them on your Strata's website portal in **FSRConnect**.*

*For assistance with the resident portal on **FSRConnect**, please call Connect Customer Care Centre at 1-833-710-6869 or email **FSRConnect** Team at connect.bc@fsresidential.com.*

[<image001.jpg>](#)

MIROSLAV BABJARCIK
Strata Manager

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1.855.333.5149 | Office 604.683.8900 | Fax 604.689.4829
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Email Miroslav.Babjarcik@fsresidential.com

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From: Rick Chou <rickchou55@hotmail.com>
Sent: Sunday, November 20, 2022 1:49 PM
To: Christina Donovan
<donovan.cmo@gmail.com>
Cc: jayun // 138 <jn@138easthastings.com>;
Bethany Brown <bethanycbrown@gmail.com>;
Miroslav Babjarcik
<Miroslav.Babjarcik@fsresidential.com>
Subject: Re: EPS3084, VPD Project Access

Hi Miroslav,

Can you pause on this and table it for discussion on next steps at our next meeting? Please confirm if it requires a formal 3/4 vote to approve.

Thanks!
Rick

On Nov 19, 2022, 8:08 AM -0800, Rick Chou
<rickchou55@hotmail.com>, wrote:

Hi Miroslav,

This is conditionally approved if it doesn't not require a vote for owners to approve. Please confirm.

Thanks,

Rick

On Nov 18, 2022, at 9:42 PM,
Christina Donovan
<donovan.cmo@gmail.com>
wrote:

I approve if it's allowed

On Fri, Nov 18, 2022 at 11:46

jayun // 138

<jn@138easthastings.com>

wrote:

I do not approve.

I do not believe there has been a situation where the police have not been able to access the building in the 3 years I have lived here.

This from the agreement to be signed. I cannot agree to this. And cannot believe it is council's decision alone to authorize this without the majority vote of the owners.

LIMITATION OF LIABILITY

The Counterparty now acknowledges and agrees that neither the VPD nor EComm,

nor any of their respective officers or other personnel (collectively, "the

VPD and E-Comm Group") will, under any circumstances, be liable for any direct,

indirect, incidental, special, consequential, punitive or exemplary costs,

expenses, losses, damages or liabilities incurred by the Counterparty or any of its

owners, residents, or occupants, (collectively the "Building Group") arising from

any act or omission of the VPD and E-Comm Group, which but for this MOU

would not or could have occurred, including, without limitation and by way of

example only, any loss arising from unauthorized access, systems failure or

breach of any term of this MOU by the VPD and E-Comm Group, and by entering

into this MOU, the Counterparty now agrees on its own behalf and on behalf of

the Building Group not to sue or make any legal claim against the VPD and EComm

Group for anything arising under this MOU and to reimburse the VPD and

E-Comm Group for any costs arising from anyone within the Building Group

suing or making a legal claim against the VPD and E-Comm Group under this

MOU.

AUTHORITY

The Counterparty hereby represents and warrants to VPD that it has full power,

discretion and authority to enter into this legally binding MOU in relation to the

Property and to cause the due performance of its obligations hereunder and the

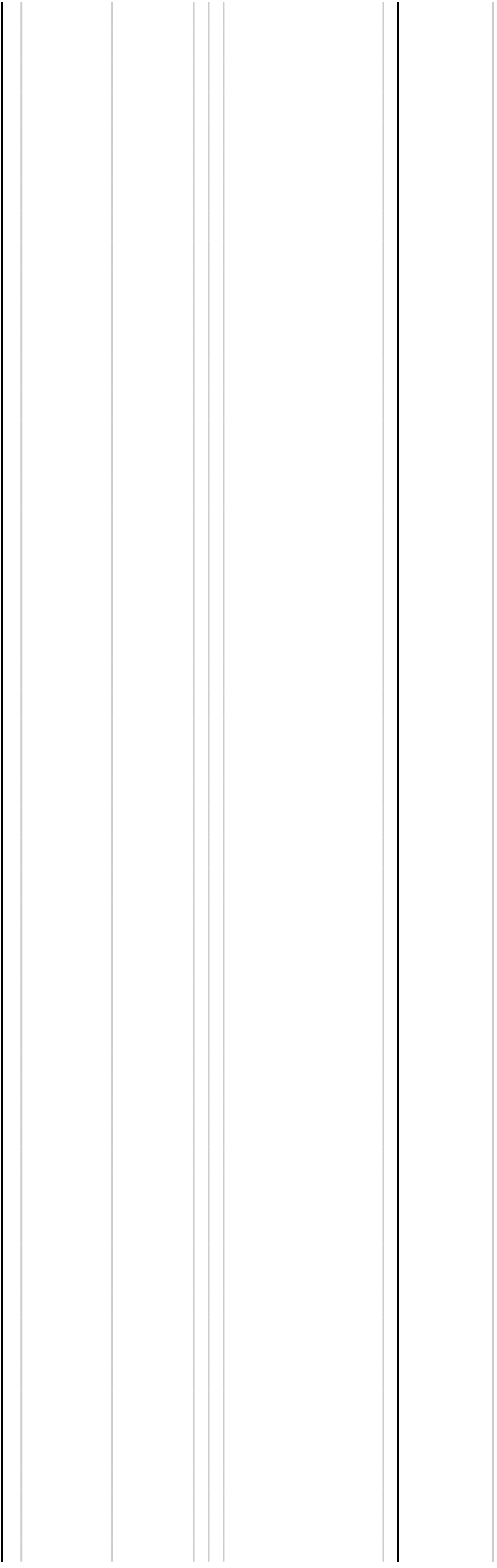
giving of full effect to the intent hereof.

On
2022/11/17,
at 11:18 PM,
Bethany
Brown
<bethanybrown@gmail.com> wrote:

I approved

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For assistance with the resident portal on **FSRConnect**, please call Connect BC or email the **FSRConnect** Team at connect.bc@fsresidential.com.

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Strata Manager

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Toll Free 1.855.683.8900 | Customer Care

Email Miroslav.Babjarcik@fsresidential.com

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John Boscher's letter to the author

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MICHAEL CHUNG
Regional Director Strata Operations

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Toll Free 1.855.683.8900 | Customer Service
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<Peter.Chan@fsresidential.com>

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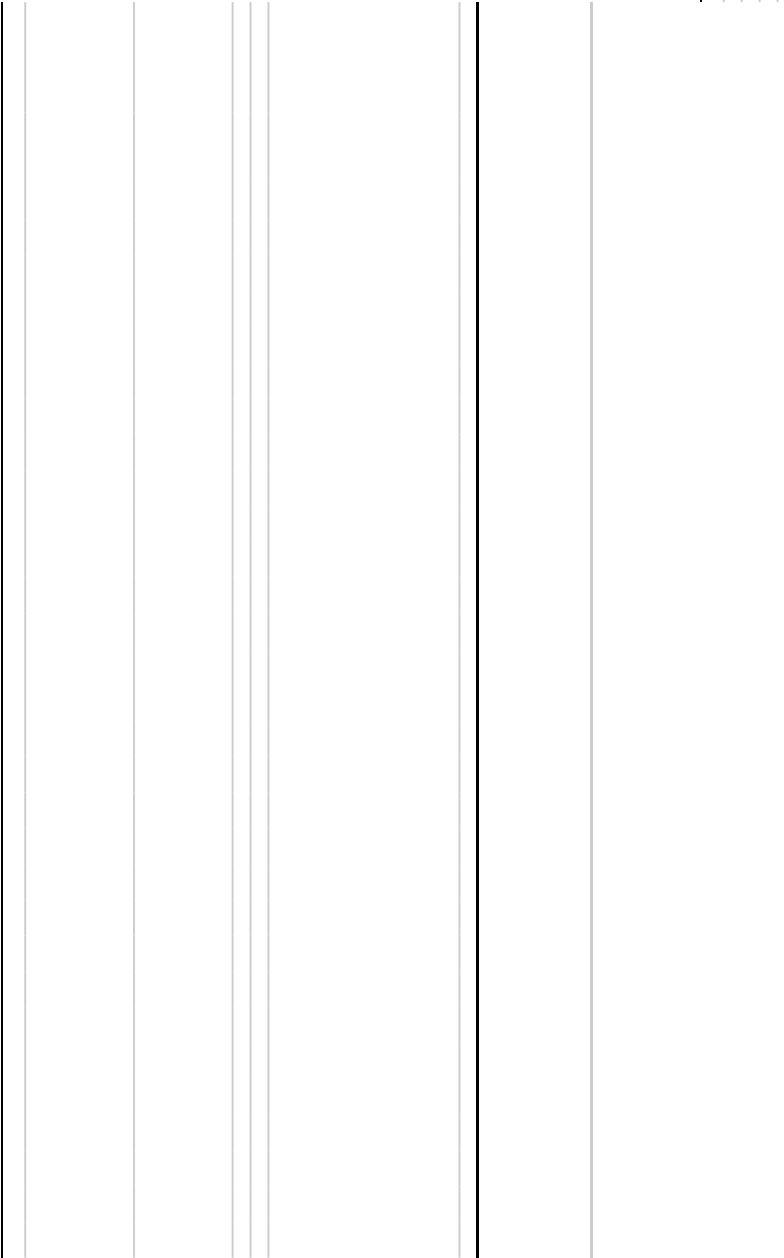
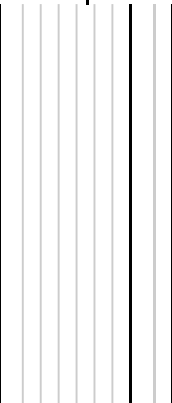
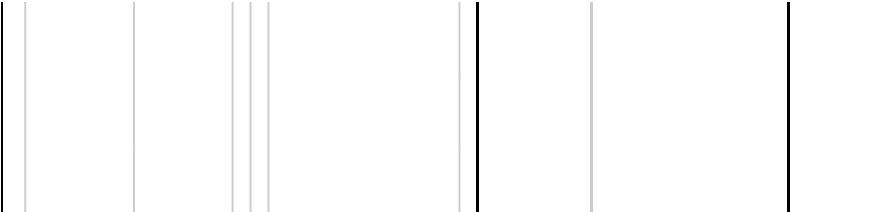
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B e s t ,



<image001.png> **PETER CHAN**
 Senior Director Strata Operations
 Direct 604.601.6360

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