

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, August 25, 2010

- 1. PRESENT:**
- | | |
|----------------|------------------|
| Gordon Farrell | Carole Borthwick |
| Larry Makutra | Cheryl Jones |
| Max Dragun | Carla Evans |
| Corinne Inglis | |

REGRETS: Steve Tosh

INVITED GUEST: Hearing #1 - Owner did not attend
Hearing #2 - Owner did not dispute Bylaw violations or fine issued.
Requested a hole in the stucco be plugged

Note: A Bylaw Infraction is when a bylaw has been broken. Owners are allowed two notices or warnings - the third infraction generates a fine unless otherwise stated in the bylaws.

2. CALL TO ORDER: 6:37 pm

3. ADOPTION OF MINUTES

- a. June 23, 2010 - correction - "Meeting started at 6:40 pm not 7:40 pm."
Approved with correction.

4. COMMITTEE REPORTS

a. **Social** - Cards sent to numerous owners celebrating birthdays.

b. **Grounds and Gardening**

1. The committee identified areas that need attention. A meeting with Healing Hands will be held next week. The committee recommended that Healing Hands be terminated December 31. *Council approved - vote was unanimous. Tyax is to be contracted January 1, 2011.*

c. **Fire & Security**

1. Fire Plan and Fire Marshals - This is a reminder that when the fire alarm goes off the Fire Department needs to be called. Our fire panel and alarm system is not connected to the Fire Department.
2. Block Watch - *No Report*
3. Security - *No Report*

d. **Maintenance**

e. **Shared Facilities**

1. Council received a quotation with several options for the supply and

installation of aluminum railings for the lounge patio area. *Council approved new metal railings 42" high with new lamp posts and new metal railings to the patio stairs totalling \$2,727.20.*

2. The pool pump roof drain was plugged. The water was almost one foot deep. *Corona unplugged the drain and has recommended a large particle screen to prevent this type of backup in future. To be installed shortly.*
3. We are experiencing problems with the exercise equipment and it has been suggested that we increase the service to once per month rather than four times per year. *Corinne to obtain pricing for monthly service and bimonthly service for the council. Council approved installing a coat hanger in this room.*
4. Council discussed various options regarding use of the games room. *A suite or two could be constructed in the room that could be rented out for guests of the owners. Other options were also discussed.*
5. A shared facilities meeting took place on October 13, 2010. *There were some discussions regarding removing the games room from the Shared Facility Agreement. Corinne to determine the legal requirements and advise. The group also discussed having Ashford and Woodridge provide volunteers for pool patrol and the upgrading of the pavilion lounge and Woodridge facilities. A second meeting will take place in the new year.*
6. The Shared Facilities budget may have a small surplus that could be spent on partial upgrading of the lounge kitchen prior to year's end. *New appliances could also be purchased once a design plan is in place.*
7. Remax has received two cheques from Ashford and Woodridge without any Designation. *Corinne to determine through the Wynford Group what the cheques are for.*
8. A hotplate was borrowed from the pavilion lounge. *Council is asking for the person who borrowed it to return it.*
9. There is a possibility that some new furniture and chairs might be available for the lounge from a business that is downsizing.

5. NEW BUSINESS

- a. Tentative date of upcoming AGM will be late January or early February this year. Council wants to include options regarding the upcoming remediation along with the package which is causing the delay.
- b. Council advised we are to obtain quotes for garbage removal as our current contract is to expire in the next few months.

6. OLD BUSINESS

- a. Council discussed the various options open to them regarding remediation.
 1. Barry Kinakin of RJC is taking over the project and is complete an

assessment / re-evaluation of the prices and credits being proposed. He is to respond next week with a formal response.

2. Hire a new engineering firm such as RDH (they have been attending to the warranty leaks) and start over again?
3. Hire an Engineer and Contractor we are not familiar with to complete the work?
4. Enter into a contract directly with a contractor (i.e., Steelhead /Networx eg) using the drawings from RJC (complete with permits etc). We would likely be able to complete all of the scope of work with the money we have raised so far if an engineer is not involved.
5. Delete the balcony stacks (138, 238, 337 / 121, 221, 320 / 117, 217, 316) and proceed only with the north side of Building A (including balcony stack) and north side of Building C.

Council will hold a special meeting to discuss the various options open to them once the final information from Barry Kinakin @ Read Jones Christoffersen has been received.

7. CORRESPONDENCE

Incoming

- a. A resident would like to know what is being done about reopening the games room. *Council is undecided and it is still under discussion.*
- b. An email was received from a Restoration Company unhappy that they have been charged with the cost of carpeting they damaged. *Our handyman is a certified water restoration company who were also on site in the flood suite and observed the overall damage. Written documentation will be obtained from them regarding their observations of the site. Our insurance company provided guidance on how to handle the matter and we will speak with them a second time to confirm the validity of our actions.*

Outgoing

- a. Letter sent to a resident advising they would receive a cheque for carpeting that was left with a permanent furniture stain.
- b. Letter sent to a Restoration company with a deduction for failure to move a dresser out of a water soaked bedroom that subsequently left permanent furniture stains on the carpet.
- c. *Letter* sent to a resident in Building C along with an invoice from Corona Plumbing regarding water in the lobby.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of October 14, 2010 is \$4,253.40.
10 suites outstanding.
- b. Woodridge September SF statement has been received.
- c. August financials were approved.
- d. Need new payroll person as our accounting firm does not wish to continue.
- e. Council approved the SF Budget for 2011 that must be issue by no later than November 1, 2010.

9. OTHER BUSINESS

10. EMAIL VOTES

- a. Council approved proceeding with handyman workroom for \$1,536.00.

11. MEETING ADJOURNED: 9:00 pm

12. NEXT MEETING: Wednesday, November 24, 2010