

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, October 30, 2013

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| 1. PRESENT: | Gordon Farrell
Aviva Levin
Lindsay Armstrong | Larry Makutra
Carole Borthwick
Corinne Inglis |
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REGRETS: Terry Ash

- 2. CALL TO ORDER:** 6:45 pm

3. ADOPTION OF MINUTES

- a. September Minutes - approved by email vote.

4. COMMITTEE REPORTS

- a. **Social** - Volunteer Party arranged for November 24

b. **Grounds and Gardening**

1. Report from the Administrator
 - BC Plant Health Care removed the diseased cherry tree and shrubs south of the office and when grinding the stump broke the sprinkler line. A subsequent flood filled the office with mud. In the spring this bed will be replanted with dwarf azaleas and rhodo's in a hot pink and orange assortment. The cost to clean up the office area has not been received and as yet not resolved with the arborist.
2. Healing Hands planted an assortment of 29 plants throughout the complex from Corinne's yard. Council to consider remuneration for the plants.
3. Council previously approved planting a hosta bed as suggested by Healing Hands on the east side of Bldg. A where there is a deep shade area. The funds are available to proceed with this planting. *Defer to the spring.*

c. **Fire & Security**

1. Fire Plan and Fire Marshals - Larry - No Report
2. Block Watch - Caroline -

The latest quarterly Block Watch newsletter is available at:

http://www.richmond.ca/_shared/assets/2013_3rd_Quarter36882.pdf

One of the issues addressed relevant to Cypress Point residents is how to prevent mail theft. If anyone wishes to receive this newsletter in Chinese or in English automatically by email, please contact Caroline / Roland at cypressblockwatch@gmail.com

3. Security - Terry -

*The front door of Bldg. C was not closing nor was the south parkade man door and a locksmith was called to repair them.

*The Bldg. C plaza door was not opening and the reader had to be replaced.

d. Maintenance

1. The City of Richmond has corrected the curb to the driveway entrance and has also repainted the yellow curb between the entrance and exit driveways.
2. Infra-Red testing of all electrical equipment has been deferred to January.
3. A quote is being obtained to: power wash and clean all buildings, repaint all areas, and caulk and repair all areas.
4. Two suites have not yet provided proof of inspection regarding their chimneys.
5. Two leaks reported in Bldg. C were repaired by Corona. This affected five suites in total and two suites require a final resolution by council.
6. One leak reported in Bldg. A was repaired by Corona. This affected two suites and one suite requires a final resolution by council.
7. One suite that proceeded with renovations had re-piping completed by Corona. The strata corporation received an invoice for drywall work which is not normally part of the re-piping when renovations are being completed. *The matter is being looked into.*

e. Shared Facilities

1. Aviva has designed a form advertising that the Pavilion Lounge can be rented. *Aviva has sent this form in PDF format.*
2. Volunteer party was discussed briefly.
3. Exercise room - Aviva suggested we put a recycle box in this room so that residents are able to recycle their containers.

5. NEW BUSINESS

- a. Bylaw Committee - is looking for volunteers to assist with updating the Strata Corporation's bylaws. Please contact the Cypress office or email Aviva @ aviva.levin@gmail.com if you would like to join this committee. Aviva is chairing this committee.
- b. CHOA seminars are available for owners who may wish to go.
- c. Empty frames by elevators - a resident suggested that a backdrop be used when a notice is not needed. *Council to draft a backdrop.*

6. OLD BUSINESS

- a. Depreciation Report - Corinne and Carole are to review the second version on November 5th.
- b. SGM proxies. Council needs all of the SGM proxies to be signed by the registered owners and returned to the Cypress office as soon as possible. Council to discuss how they wish to proceed in collecting them.

7. CORRESPONDENCE

Incoming

- a. An owner sent an email requesting information on old AR charges and advised they did not receive: a welcome package, response to their previous correspondence, explanation as to why they had to pay a move in fee for their new roommate, an explanation as to why they were charged fines and late fees and were not in agreement that the office would not program a fob that did not belong to this strata corporation..

Outgoing

- a. Several bylaw infractions were sent to owners related to chimney and fire alarm testing as well as renovating noise outside of the allowable hours.

8. FINANCIALS

- a. Accounts Receivable for September was is \$42,082.30 (8 owners)
- b. Woodridge Shared Facility September financials not yet received.
- c. Cypress August and September Shared Facility financials were issued.
- d. Approval of Cypress September financials - approved upon audit.
- e. Fund Overview as of September 31, 2013

Cracked Joist Repair	12,401.85
Depreciation Report	2,157.00
CRF	77,207.08
Repiping Fund	43,834.16
Exterior Building Fund	30,438.39
Roof Top Deck Fund	72,718.42
<u>Other Equity</u>	<u>98,341.89</u>
Total Equity	337,098.79

9. OTHER BUSINESS

- a. Council charged SF \$200.00 regarding the audit of 2012 but \$400.00 is a more realistic charge. *Approve the increase which will match the same percentage as the depreciation report?*
- b. AGM - Peruse 2014 proposed budgets and discuss. *Approved.*

10. EMAIL VOTES

1. Council approved Todd Jackson as the realtor to sell SL80.
2. Council approved the September minutes.
3. Council approved the proposed renovations for SL85
4. Council approved cashing the damage deposit re lounge rental for SL58.

5. Council approved Gerry as the designated person to address insurance changes at the upcoming AGM.
6. Council approved the proposed renovations for SL9.
7. Council approved the proposed repairs to the fitness equipment - appx \$800.00.
8. Council approved Todd Jackson to represent both the seller and the purchaser who has made an offer on the suite for sale. Other offers may be received once the sale of this suite has been approved in court.
9. Council approved a counter offer on the suite for sale.
10. Council approved the proposed renovations for SL48.
11. Council approved the proposed renovations for SL33.

11. MEETING ADJOURNED: 9:30 PM

12. NEXT MEETING: November 27, 2013 @6:30 PM