

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, November 30, 2011

- | | | |
|--------------------|---|--|
| 1. PRESENT: | Gordon Farrell
Carole Borthwick
Aviva Levin | Larry Makutra
Muffet Chambers
Corinne Inglis |
|--------------------|---|--|

REGRETS: Cheryl Jones, Terry Ash

2. **CALL TO ORDER:** 7:00 PM

**A TOYOTA CAR KEY HAS BEEN TURNED IN.
PLEASE CALL THE CYPRESS OFFICE IF IT
BELONGS TO YOU**

3. **ADOPTION OF MINUTES**

a. October 26, 2011 - approved.

4. **COMMITTEE REPORTS**

a. **Social** - Birthday wishes and congratulations continue to go out to owners. The next planned event is the Raffle which will take place at the Annual General Meeting

b. **Grounds and Gardening**

1. Report from the Gardening Committee - No Report

c. **Fire & Security**

1. Fire Plan and Fire Marshals - Cheryl thought we should discuss the possibility of putting up signs in the elevators, reminding owners/tenants that as per our bylaws that no 'live' Christmas trees are to be brought into the units. She noticed last year that there were needles in the elevators and thought they should have a gentle reminder. *Corinne to order three additional signs for the elevators.*
2. Block Watch - We have been advised by the Block Watch program that future newsletters will be distributed electronically. If you have

not informed us of your email address please send us an email at cypressblockwatch@gmail.com or call 604-276-8337 and leave us your name, suite/building number and email address.

Anyone wanting to join Block Watch can email cypressblockwatch@gmail.com or call 604-276-8337 Caroline / Roland. We only need your name, address, email and telephone number. You will then also become eligible for insurance discounts from most insurance provider.

3. Security - On November 25th /26th, attempted break ins to several areas of Buildings A & B occurred, including the Cypress office. The culprits got into numerous areas including the change rooms and also cut off and stole a large quantity of copper piping that formed part of our irrigation system. The piping will be repaired sometime in the spring but will not be replaced with copper. The lock box on the door of the electrical room was also pried off - jeopardizing the security of those areas. Our security company advised that thieves often return within two weeks of their crimes so please stay alert. *Council approved rekeying all parkade doors and reinforcing of doors where the break ins occurred. A new system was approved by council for allowing trades into the electrical rooms.*

d. Maintenance

1. Council had the electrician install thermostats inside the elevator rooms and have plugged the manual heaters into the thermostat to control the temperature. *It was too expensive to consider wiring in base heaters.*
2. Lighting - changing all Exit light fixtures to LED's as recommended to save on Hydro costs. *Council to obtain a cost per exit sign and discuss further.*
3. An owner has suggested that a light be installed at the entrance to the gym in Building B as there are a few steps and in the evening it is quite dark in the corner and rather hazardous. *Council viewed this area and felt there was adequate light but will ask for a quotation to place a light in this area.*
4. Carole and Gord to share the results of the CHOA seminar on 'Developing a Maintenance & Operations Plan'. *This will become a legal requirement for all Strata Corporations within a few years.*

e. Shared Facilities

1. Council to consider changing the lounge rental agreement so that set up and clean up may be done before or after hours if it does not interfere with other functions. *Council opted not to change the agreement. If the room is available before or after the function - owners will be allowed to set up or clean up.*
2. The deficiencies in the lounge have all been rectified by Suncrest Cabinets.
3. Restriction re anyone younger than 18 using the exercise room. *Should we draft one large sign with the rules and present at the next meeting? We currently have lots of notices posted.*

5. NEW BUSINESS

- a. An owner dropped their keys down the elevator shaft and a locksmith had to be called. *Council approved the invoice to be charged back to the owner for payment. (3 For and 2 Against)*

For Recycling info contact: **BC RECYCLING HOTLINE @604 732-9253**

6. OLD BUSINESS

Remediation Project - Ocean West (OW) and Read Jones Christoffersen

- a. The stucco work was delayed but is currently in progress. There is a drying time in between coats but it is hoped this work will be completed by Christmas. The scaffolding on building B for the removal of the satellite dish has been dismantled and visitor parking has been freed up.
- b. Painting of the wood trims and repair and painting of the soffit is to be carried out on the balcony areas of the remediated suites. New marine light fixtures will be installed on the rooftop deck areas.

7. CORRESPONDENCE

Incoming

- a. A thank you card was received from an owner who recently had a baby.

Outgoing

- a. Bylaw infraction and fine sent to a suite again, re yelling and

screaming in the middle of the night. The police were called - again - to deal with the issue.

- b. Two letters sent to an owner along with two invoices re overflow from a washing machine.
- c. Letter sent to an owner along with an invoice for electrical work re improperly wired microwave.
- d. Letter sent to an owner advising that the damage deposit would be forfeit due to their late departure from the lounge.

8. FINANCIALS

- a. Accounts Receivable as of November 15, 2011 is \$16787.75. Fourteen suites are in arrears: Legal Action 1 suite: Foreclosure 1 suite
- b. Woodridge October SF statement has been received.
- c. Cypress October SF Financials have been issued.
- d. Approval of September & October financials required. *September was approved / October deferred.*

9. OTHER BUSINESS

Termination of the Financial Management contract with Remax to be discussed and voted on and termination letter to be signed. *Council approved the termination of our Financial Management contract with Remax Commercial due to the great number of errors in the financial reporting that have been and continue to be occurring. Council tentatively approved a new Financial Management company, as recommended by Tony Gioventu of CHOA. The change will occur on January 1, 2012.*

10. EMAIL VOTES:

11. MEETING ADJOURNED: 8:45 PM

12. NEXT MEETING: AGM Tuesday, December 6, 2011