

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, October 1, 2008

- |                    |   |   |
|--------------------|---|---|
| <b>1. PRESENT:</b> | Tom Hargraves<br>Gordon Farrell<br>Steve Tosh<br>Corinne Inglis | Larry Makutra<br>Cheryl Jones<br>Carole Borthwick |
|--------------------|---|---|

**REGRETS:** Joanne Parkinson

- 2. CALL TO ORDER:** 7:11 PM

**3. ADOPTION OF MINUTES**

- a. August 27, 2008 - approved

**4. COMMITTEE REPORTS**

- a. **Social** - The volunteer party will be held on October 5, 2008.

b. **Grounds and Gardening**

1. Two plant pots have been moved from the lobbies of Buildings B & C and set outside their front doors respectively. A volunteer has planted them up, including the pot located in front of Building A, and they are rather beautiful. A number of plants have been moved from Plaza AB to other more suitable locations and will be replaced with more appropriate plantings shortly.
2. The carpet roses have been relocated from the island to the pool area and the costs of the plants will be reallocated to Shared Facilities.
3. Bartlett Tree experts were recently on site to conduct an inspection of the trees. They will be providing us with an update of what maintenance is required for 2009.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - Meeting to take place on October 8<sup>th</sup> in the lounge.
2. Block Watch - No report
3. Security - No report

d. **Maintenance**

1. Roofing maintenance will proceed shortly.
2. Decking maintenance / and or replacement will be included in the budget for 2009. Council has found a decking system of interest and budgets will be

obtained in order to see if the system would work for us.

3. RJC has completed their warranty report for the remediation work. It has been mailed out and we should be in receipt of it shortly.
4. RJC will be on site October 7<sup>th</sup> to conduct their inspection of the unremediated balconies and one wall system.
5. RJC is asking for permission to check one roof top deck for possible overloading of the structure. *Council approved the expenditure of \$500.00 to proceed with this investigation.*
6. TLC advise they were provided their cleaning buckets by Cypress Point and suggest that Shirley's broken bucket could be replaced for as little as \$75.00. Council approved the expenditure.
7. A resident advised they believed their ceiling in their bathroom was damp. The corresponding hallway in the stairwell is showing a water stain that will be investigated immediately by the warranty provider.

#### **e. Shared Facilities**

1. Council received a complaint about marijuana use in the men's sauna. The odor was so strong the owner had to leave the area. *Council identified the suite responsible and issued a bylaw infraction.*
2. Ashford Place and Woodridge Estates Cypress Point ABC to meet to discuss Shared Facilities on October 6<sup>th</sup>. The 1988 Shared Facilities Agreement states that; "the rules and regulations for the use and operation of the Woodridge Facilities and the Cypress Facilities shall be determined by a Strata Committee".
3. Letter and documents were received re outstanding 2003 financial issues from Ashford and Woodridge. These documents were requested by Remax and should have been sent directly to them. Cheques for payment in full for outstanding monies due from 2003 were received.
4. The claim for Woodridge court costs has settled for \$10,000.00 in lieu of the original amount of \$12,434.64. Woodridge has a surplus that is currently at \$41,554.34 and our percentage is 29.36% or \$12,200.35. *Council has approved Andrew Seaton of Remax to resolve all financial issues directly with The Wynford Group on our behalf We are meeting with Andrew Thursday @ 11:30 am so that he can begin to resolve these issues as quickly as possible.*

## **5. NEW BUSINESS**

- a. Remax Property Management has moved to:

Remax Property Management Services Ltd.  
#279, 4311 Viking Way

Richmond, B.C.  
V6V 2K9  
Phone: 821-2999  
Fax: 821-1822

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

### Incoming

- a. An email was received from an owner who is being woken up at 3:30 am by a washing machine. *Council investigated this problem and have not been able to determine which suite is doing laundry at this hour which is prohibited in the Strata Bylaws.*

### Outgoing

## 8. FINANCIALS

### Accounts Receivable.

- a. Accounts Receivable as of September 18 is \$2,997.20

Parking	1 suite	
Move In	0 suites	
Locker	0 suites	
Strata Fees	2 suites	
Late Fees/Fines	6 suites	
Other	2 suites	Total 8 suites in arrears.
- b. We have one owner who has owed the Strata Corporation \$2,199.24 for some time, regarding substantial water damage caused by a broken toilet. We have been advised to proceed with fines and small debts court to collect the outstanding money. *Council will investigate one or two options before commencing proceedings.*
- c. Cypress July 2008 Financial statements - approved
- d. Woodridge August 2008 statements has not been received.
- e. Cypress SF statements have been issued for July and August 2008.
- f. A new chart of accounts has been issued by Remax which means our budget for 2009 should incorporate any new codes.

## 9. OTHER BUSINESS

- a. A volunteer owner recycled copper piping we have been saving and we received \$252.00 for the material.
- b. Council need to begin work on the 2009 budgets ASAP. They need to be

ready for print by November 15<sup>th</sup> or so.

c. General discussion re any resolutions we need this year.

d. AGM date to be set for December 2 or 4. *Council approved having Tony Gioventu preside.*

e. CHOA Dispute Resolution Questionnaire to be filled out and returned.

**10. E-MAIL VOTES**

**11. MEETING ADJOURNED: 9:30 PM**

**12. NEXT MEETING: October 29, 2008**