

Strata Plan NW2050

Strata Council Meeting Minutes

Wednesday, May 22, 2024

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Linda McLaren
- Joanne Parkinson
- Oliver St Quintin
- Audrey Montero

Regrets

- Kate Phipps
- Murray Thompson

2.0 CALL TO ORDER: 6:38 pm

3.0 ADOPTION OF MINUTES

Wednesday, April 24th, 2024 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 *Social*

Strata Council has decided to hold the Garage Sale event again this year, in collaboration with the Shared Facilities. Details will be shared next month.

4.2 *Grounds and Gardening*

4.2.1 Landscaping

Tackling the various aspects of maintaining the gardens at Cypress Point has proven to be difficult this month, particularly due to the damage caused by recent changes in the climate. You may recall that February was a bit warmer than usual but then we experienced some snow in the middle of March, which impacted the health of trees and bushes throughout the property. This month, a meeting was arranged with Yamato Landscapers to plan and prioritize areas requiring immediate attention. We were also able to address the planting of new flowers in front of Building A, as well as new flowers in the planters in front of each building. Pruning is essential during this time, given the rapid growth of trees during this time of year. While the landscapers diligently visit Cypress Point gardens on a weekly basis, managing the garden's upkeep and the need to remain within budget is challenging.

Strata Council is also considering the possibility of creating days when owners/ residents are invited to volunteer a few hours of work in the gardens. We know that some owners have extensive knowledge of gardening, and this initiative would help Strata save money while benefiting from the assistance of owners and residents. Once more details are gathered, the Strata Council will send out an invitation.

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Please follow or refer facebook@yamatolandscaping: we upload our job pictures on every visit.

Following consultation with the arborist regarding the possibility of obtaining sacs of water for installation on the trees at Cypress Point, we were informed that this method is typically for newly planted trees and may not be suitable for already established trees. Given the importance of maintaining the health of the mature trees around Cypress Point, especially during the dry season. Bartlett Tree Experts proposed to utilize a watering hose around the base of the larger trees to ensure they receive adequate water.

4.3 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 Maintenance

4.4.1 Pest Control

Strata Council received a report of a silverfish infestation from one of the owners. After some consultation during the meeting a few suggestions came up: Strata Council would like to remind everyone to take proactive measures to help with the possible issue: Reduce moisture levels in your home as silverfish thrive in damp environments. Seal entry points such as cracks and gaps around doors and windows to prevent silverfish from entering. Remove food sources by storing food in airtight containers and keeping living areas clean and clutter-free. If you suspect of the place where the nest of silverfish is an insecticide spray might be helpful, repeat if necessary. If everything fails, please contact the office to follow up with Assured Pest Control Company.

Over the past month, squirrels have been reported in the ceiling of Building B above SL73. Assured Pest Control attended the site and placed a trap to catch the squirrels. The follow-up on the trap was last Friday, May 31, 2024, but no squirrels were caught. They will follow up again in the first week of June to see if the squirrels can be caught and relocated to another place.

4.4.2 Roof Ventilation Turbines

Strata Council has decided to prioritize addressing the urgent issues with the turbines rather than investing in the replacement of all turbines at this time. Considering that the roof will need to be replaced in the next couple of years, it makes more sense to wait until the roof work is underway and combine both replacements. As weather permits and personnel become available to work on the turbines, the work will begin to look after the damaged turbines or give maintenance as needed.

4.4.3 Spring Cleaning

The power washing of the parking stalls was completed on May 29, 2024. Thank you to all owners who contributed to the scheduled cleaning. We appreciate your extra effort in moving your cars during this time. The Cypress Point sign at the front of Building A and the car wash area were also power washed.

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4.4.4 Drywall Work in Building A & B

The drywall contractor has completed the closing of drywall ceiling opening in Building B. The work for Building A is scheduled for the mid of June, 2024.

4.4.5 Locker Rooms & Fire Code Violation

We still need to remind the owners renting lockers. Strata Council would like to remind you to ensure that all items are kept inside the locker room, with nothing visible from the top of the room. A mirror has been placed outside and needs to be removed from the common area in the lockers room. Leaving items on top of the room constitutes a fire code violation as it poses a fire hazard. Thank you for your cooperation. If you have any questions, please contact the office, and we will be happy to assist you if you are unsure about compliance.

4.5 Shared Facilities

4.5.1 Games Room

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

The Games Room was used once this month.

4.5.2 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

During the month of May the lounge was rented 1 time.

4.5.3 Exercise Room

The treadmill which was promised by the end of May, 2024 is still not available. More research will be done on other providers for the purchase of a new treadmill to replace the older one.

4.5.4 Pool

The pool has been opened since May 17, 2024.

Each suite is allowed four tags: two designated for the family and two for visitors. Should you require tags because they were lost, they are available for purchase at \$8.00 each. Please contact the office to make arrangements for purchase.

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CYPRESS POINT POOL RULES AND REGULATIONS

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with.

(OFFENDERS WILL BE DENIED USE OF THIS AREA).

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
10. Is under 14 years of age unless accompanied by an adult (19 or older)

NO PERSON SHALL ENTER THE POOL AREA:

11. Eat or drink
12. Carry glass containers of any kind
13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

CHILDREN

Huggies or Pampers are **not acceptable** swimwear. Cloth diapers with a plastic pant or 'Little Swimmers' are acceptable by the Richmond Board of Health. Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.

Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 6:00 PM

NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

Green or orange pool tags must accompany all users of the pool/spa.

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4.6 *Bylaws*

Council would like to invite you to visit the Cypress Point website:

<https://cypresspointstrata.github.io/under> Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5.0 NEW BUSINESS

5.1 *Parking for Delivery and Courier Vehicles*

Two specific parking spots have been allocated by the Strata Council for delivery trucks and couriers arriving at Cypress Point to deliver products to residents. One stall is located beside stalls 1 and 2 at the entrance of Building B. The other designated parking spot is stall 31, located in front of the Games Room. The parking stalls are now ready for use. New signs are also on their way to make it easier for drivers to identify these spots.

5.2 *Insurance*

Strata Council is looking for quotes for the insurance renewal. We are still working on this.

6.0 OLD BUSINESS

6.1 *Electric Cars*

Any volunteers to work on the electric cars committee?

6.2 *Smoking in balconies and common areas*

6.3 *Car Insurance Information*

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

6.4 *Smoke Detectors*

Following the discussion regarding updating the smoke detectors, Strata Administrator will be contacting your suite in order to gather information on the expire date of your smoke detector. Once the list has been completed based on the dates and information a notice will be sent with instructions for the second part of the smoke detectors update.

7.0 CORRESPONDENCE

7.1 *Incoming:*

We received an email from SL70 regarding the branches overhanging nearby bushes and the dry leaves close to the barbecue area near the pool. Given the forecast for a drought worse than last year, this may pose a fire threat.

The trees and that area are the responsibility of Woodridge. The Strata Administrator will reach out to the Woodridge property manager to address the issue.

There have been several complaints about the illegal disposal of items around Cypress Point, especially in the garbage rooms.

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After some research and consultation, Strata Council will address the concerns of some owners regarding the illegal disposal of items around Cypress Point.

7.2 *Outgoing:*

Bylaw warning infraction for leaving items in the parking stall SL34

8.0 **FINANCIALS**

We are still waiting for the March 2024 financial statements.

9.0 **MEETING ADJOURNED: 8:57 pm**

10.0 **Next Strata Council Meeting Wednesday, June 26, 2024 at 6:30 pm.**