

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

In Attendance at the start of the meeting: 32 Strata lots represented in the Meeting:
19 Strata lots represented by proxy.
 51 Total Strata Lots

1. CALL TO ORDER:

The meeting was called to order at 7:04 PM by Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Audrey Montero advised 50 Voters had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (35) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We had 31 owners at the beginning of the Meeting and 19 by proxy for a total of 50 owners eligible to vote, which was a quorum. An owner joined the meeting at 7:13 PM bringing the total present to 32.

4. ELECT A PERSON TO CHAIR THE MEETING

The Council President, Gordon Farrell, introduced the Head Table. Daryl Foster, Strata Advisor and Executive Director of CHOA, Audrey Montero, Administrator, were in attendance.

Motion: To approve the election of Daryl Foster from CHOA to chair the Annual General Meeting.

Moved: SL44

Seconeded: SL42

Carried unanimously.

No voters were opposed to the rules of conduct provided by Chair Daryl Foster.

5. APPROVE OF AGENDA

Motion: to approve the agenda as presented

Moved: SL103

Seconded: SL105

6. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 08, 2023, to the last known address of each owner via Canada Post, electronic email to 4 owners (1 who was out of the country) 3 who requested by email, 19 by local mail and 83 hand delivered, thereby giving owners the required notice as per Section 45 Strata Property Act.

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

7. APPROVAL OF WEDNESDAY DECEMBER 7, 2022, ANNUAL GENERAL MEETING MINUTES

Motion: To approve the Annual General Meeting December 7, 2022.

It was **MOVED** by (SL92) and **SECONDED** by (SL42) to adopt the minutes of the Annual General Meeting held on December 7, 2022. It was carried by majority vote. None opposed.

8. President's Report for 2023

- a. President's and Treasurer's 2023 Reports were included in the Annual General Meeting Package.

There were a few questions related to the report.

- b. Gordon Farrell, Strata Council President, gave an overview of the letter included in the Annual General Meeting 2023 package.

9. Treasurer's Report for 2023

- a. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2023 financials to-date.

10. Presentation and approval of the disposition of the 2023-year-end accumulated funds re Cypress Operating Account surplus/deficit.

The owners of Strata Plan NW 2050 will retain the surplus/deficit in the Operating Budget & Shared Facility Budget from 2023 in the Operating Budget and Share Facility Budget for 2024.

11. Cypress Point Operating Budget & Shared Facilities Budgets for 2024: were included in the Annual General Meeting Package. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2024 budgets.

It was **MOVED** by (SL70) and **SECONDED** by (SL26) to approve the proposed 2024 Cypress Point Operating Budget and Shared Facility Budget. This motion was carried by majority vote. None opposed. No abstentions.

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

12. New Business and Discussions:

CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS

a. RESOLUTION A

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

¾ vote resolutions of The Owners, Strata Plan NW2050 to approve the purchase of personal property, expenditure from Contingency Reserve Fund for the purchase and installation of surveillance cameras, approval of significant change in the use and/or appearance of common property, and adoption of surveillance bylaw (Section 71, 82, 96(b)(i)(B) and 128 of the Strata Property Act)

BE IT RESOLVED by a ¾ vote of The Owners, Strata Plan NW 2050 (the “Strata Corporation”) that:

1. Pursuant to section 82 of the Strata Property Act (the “Act”), the Strata Corporation is authorized to purchase personal property consisting of surveillance camera in the following locations:
 - a) Entrance driveway located inside the strata plan.
 - b) Outdoor parking area for visitor/tenant that is set back inside the strata plan; and
 - c) Outdoor pool area located within the strata plan (collectively, the “Surveillance Cameras”).
2. Pursuant to section 96(b)(i)(B) of the Act, the Strata Corporation is authorized to expend from the contingency reserve fund an amount not to exceed five thousand dollars (\$5,000.00) for the purpose of purchasing and installing the new Surveillance Cameras; and
3. Pursuant to section 128 of the Act, the following bylaws be adopted as bylaws of the Strata Corporation:

41.0 Security Measures

- 41.1 Closed circuit television and video surveillance are installed in the common areas of the complex as set out in the rules of the strata corporation adopted from time to time. The system operates 24 hours a day and the strata corporation collect data from the closed-circuit television and video surveillance.

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

41.2 The video files will be used only for the purposes of law enforcement, protection of the safety and security of the building and its owners, tenants and occupants, and/or for such other purposes as permitted under the Personal Information Protection Act, S.B.C. 2003, c. 63, as amended.

41.3 The data from the surveillance cameras will be held and used as follows:

- a. It will be stored on a dedicated computer located securely in the site administrator's office room. The computer will be password protected and will only be accessible to strata council members.
- b. It will be held for a period of 90 days from the date of recording, which period may be extended for those files required for law enforcement and/or the protection of the safety and security of the building and its owners, tenants or occupants or as otherwise permitted by law.
- c. It will be reviewed and disclosed as follows:
 - i. Law enforcement in accordance with bylaw 41.2.
 - ii. The strata council members in accordance with bylaw 41.3; or
 - iii. In the event of an incident in which they are involved or affected, and owner, tenant or occupant may request a copy of the applicable video file and the personal information of the requesting owner, tenant or occupant may be reviewed by or disclosed to the requesting owner, tenant or occupant in accordance with PIPA.

41.4 In installing and/or maintaining the system described herein, the strata corporation makes no representations or guarantees that any of the systems will be fully operational at all times. The strata corporation is not responsible or liable to any owner, tenant, occupant, or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor any of the systems, whether arising from negligence or otherwise) for personal security or personal property in any area monitored by any of the systems.

41.5 An owner, tenant, or occupant must not do anything to damage or interfere with the surveillance camera systems.

It was **MOVED** (SL313) and **SECONDED** (SL223) to approve Resolution A. This motion was carried by $\frac{3}{4}$ vote. 50 voted in favor 1 opposed, no abstentions.

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

b. RESOLUTION B

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners, Strata Plan NW2050 authorization to approve special levy for hot tub repairs (Section 96 and 108 of the Strata Property Act)

Whereas:

- A. The strata corporation known as The Owners, Strata Plan NW2050 (the “Strata Corporation”) requires funds in order to undertake a renewal of the hot tub located in the pool area (the “Hot Tub Work”) with the scope of the Hot Tub Work to be determined by the strata council, in its discretion.
- B. The Hot Tub Work is anticipated to cost up to \$50,000.00 of which NW2050’s share would be \$36,500.00.
- C. The Strata Corporation would like to fund the Hot Tub Work by way of a special levy.
- D. If this resolution does not pass the hot tub located in the pool area will have to be permanently closed for use for the foreseeable future until funds are raised to pay for the Hot Tub Work.
- E. Pursuant to section 108 of the Strata Property Act (the “Act”), a strata corporation may impose on the owners a special levy if first approved by a resolution passed by a ¾ vote at an annual or special general meeting; and
- F. Pursuant to section 96 of the Act, a strata corporation may expend funds from the contingency Reserve Fund (the “CRF”) if first approved by a resolution passed at an annual or special general meeting.

BE IT RESOLVED by a ¾ vote of the Strata Corporation that:

a) Pursuant to section 108 of the Act:

- i. The Strata Corporation is authorized to impose a levy on the strata lots comprising the Strata Corporation in proportion to unit entitlement of each strata lot and in amounts shown opposite each strata lot in Schedule A (attached hereto and forming part of this resolution), an amount of up to \$36,500.00 (the “Hot Tub Work Levy”) to pay for the Hot Tub Work.
- ii. each strata lot’s share of the Hot Tub Work is payable immediately upon the passage of this resolution but for the convenience only of owners’ payments may be made in one convenience payments on or by 2024, as set out in the attached Schedule A. However, in the event of a sale of a strata lot before a for

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

- convenience payment date, the registered owner as of the date of the passage of this resolution is responsible for the payment of the said levy.
- iii. pending the Strata Corporation's receipt of the Hot Tub Work Levy monies from the owners, the Strata Corporation may borrow an amount not to exceed \$50,000.00 from the CRF to assist with project cash flow, which amount is to be repaid as owner contributions to the Hot Tub Work Levy are received by the Strata Corporation; and
 - iv. if an owner fails to pay their strata lot's share of the Hot Tub Work Levy on or by the last for convenience payment date, the owner must pay interest on any such arrears, commencing on the date after the last for convenience payment date until the date of payment at a rate of 10% per annum, compounded annually.

It was **MOVED** (SL122) and **SECONDED** (SL118) to approve resolution B. This motion was defeated with 10 votes in favor, 40 votes opposed, and 1 abstention.

c. RESOLUTION C

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners, Strata Plan NW2050 authorization to approve special levy for hot water system repairs (Section 108 of the Strata Property Act)

Whereas:

- G. The Strata Corporation known as The Owners, Strata Plan NW2050 (the "Strata Corporation") requires funds in order to replace the hot water boiler in Building A 7511 as it is no longer functioning with a high efficiency hot water system (the "Boiler Work") with the scope of the Boiler Work to be determined by the Strata Council, in its discretion.
- H. The Boiler Work is anticipated to cost up to \$50,000.00 (the "Boiler Work Costs");
- I. At the general meeting held on December 7, 2022, the owners approved a $\frac{3}{4}$ vote resolution to impose a special levy on the owners in the amount of \$57,772.09 (the "Gutter Work Levy") for the gutter, fascia boards, and soffits and repair all gaps in the mansard roofs in the non-remediated sections of Building B and C (the "Gutter Work");
- J. The Gutter Work has been completed and approximately \$19,267.62 from the Gutter Work Levy remained unspent.
- K. The Strata Corporation would like to fund the Boiler Work Costs as follows:

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

- a. by way of the Gutter Work Levy; and
 - b. The balance by way of the Contingency Reserve Fund (CRF).
- L. Pursuant to section 108 of the Strata Property Act (the “Act”), a Strata Corporation may impose on the owners a special levy if first approved by a resolution passed by a 3/4 vote at an annual or special general meeting; and
- M. Pursuant to section 96 of the Act, a Strata Corporation may expend funds from the Contingency Reserve Fund (the “CRF”) if first approved by a resolution passed at an annual or special general meeting.

It was **MOVED** (SL70) and **SECONDED** (SL105) to approve resolution C. This motion was carried unanimously. All voted in favor, none opposed, and no abstention.

12. ELECTION OF NEW COUNCIL FOR 2024

Strata Council Members were presented and asked if they were willing to serve as Strata Council for 2024. The current Strata Council agreed to run again, and the chair asked owners present if there were any volunteers or nominations. After calling for owners to come forward two owners volunteered to become members of the Strata Council for NW2050 for the year 2024. The chair asked for a motion to close the nominations and elect the Strata Council as presented.

- | | |
|-----------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Murray Thompson | Unit 118 |
| 3. Carole Borthwick | Unit 330 |
| 4. Joanne Parkinson | Unit 332 |
| 5. Linda McLaren | Unit 232 |
| 6. Kate Phipps | Unit 229 |
| 7. Oliver St. Quintin | Unit 319 |

Motion: To close nominations and elect the Strata Council as presented.

MOVED (SL36) and **SECONDED** by (SL96). Carried by majority vote.

13. Termination –

The Annual General Meeting was terminated at 8:17 **PM**. It was **MOVED** by (SL31).

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 28, 2023, AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

Gordon Farrell
President

Phone: 604 207 0392
Email: gordonfarrell@gmail.com

Murray Thompson
Vice-President

Phone: 604 841 7365
E-mail: murthespur@shaw.ca

Carole Borthwick
Treasurer

Phone: 604 275 7231
E-mail: caroleborthwick@hotmail.com

Linda McLaren

Phone: 604 537 5340
E-mail: mclarlinda@gmail.com

Joanne Parkinson

Phone: 604 244 7191
E-mail: joanne50andfab@hotmail.com

Kate Phipps

Phone: 647 325 7569
E-mail: katehelleman27@gmail.com

Oliver St. Quintin

Phone: 604 290 3928
Email: oliverstq@gmail.com

.....
Cypress Point Office
#338-7651 Minoru Blvd
Richmond, BC V6Y 1Z3
(Mailing address only)

Phone: 604 279 1554
Email: nw2050@telus.net
Administrator: Audrey Montero

Office is in the lobby of 7511 Minoru Boulevard (Building A)

<p>Cypress Website is: https://cypresspointstrata.github.io/ Password for the minutes is their date in numeric form. e.g. August 17, 2024.pdf is 170824.</p>
--