

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

**MINUTES OF THE STRATA COUNCIL MEETING  
THURSDAY, FEBRUARY 24, 2005**

- 1. PRESENT:** Maureen Buchanan, Peter Yeung, Amy Hendricks, Ashley Davis, Tom Hargraves, Corinne Inglis

**REGRETS:** John Dub

**INVITED GUEST:** Caroline Cote'

- 2. CALL TO ORDER:** 7:00 pm

**3. ADOPTION OF MINUTES**

- a. The minutes were unanimously adopted

**4. COMMITTEE REPORTS**

- a. Social committee

-Shannon has stepped down. Ashley will now be heading up this committee.

- b. Grounds and gardening

-Maureen is looking after gardening. The gardening special projects will not commence until mid March as the landscape planner is away.

- Half of the sprinkler system is installed and working

-Council has approved the paving around the Sequoia tree by visitors parking as we have received a quote that is half the price of the original. This will save the tree as it is suffering and may, in the long run, need to be replaced if we do not take action now.

- c. Fire and security

-Deferred

- d. Maintenance

-Toilets continue to be an ongoing issue. We have had another toilet break. We are actively looking into costs for new toilets plus installation.

The Strata Council is proposing to put together packages of toilets for owners to choose from. If an owner decides not to replace their toilet, the liability shifts to them for any damages that may occur to the building regarding a toilet leak or break. The Strata Corporation may consider paying a percent of the new toilets.

- We need to perform an exterior and interior walk around to check both the remediated and non remediated parts of the building. We also need to check the caulking on items that were not under the control of the engineering firm.

e. Shared facilities

- A letter was sent to Stephen regarding the shared facilities contract.

- We received a letter from the Wynford Group stating that Woodridge has approved the Cypress Point Shared Facility Budget at their AGM. Cypress Point did not receive a 2005 Budget from the Woodridge property thus the old budget from 2004 was approved in its place.-A letter was sent to an owner to stating that they will be charged the damage deposit for leaving The Pavilion room very messy and dirty after their event.

- We are currently looking into prices to purchase a pool cover to conserve energy and to keep the pool cleaner. Hopefully this will defer some of the nighttime pool goers

- The leak in the pool is being looked at by Canadian Leak Detection. It appears that two of the four returns have been purposely capped off and one is leaking. Council has approved the repair to the return that is leaking.

- Some work has been done to upgrade/replace the pool gates as they were very wobbly and easy to climb over. It is also hoped that due to the increased height, it may hinder late night pool goers.

f. Block Watch

- Caroline will be the chairperson for this committee.

## **5. NEW BUSINESS**

### **a. Enter phone Building B**

-enter phone is not working in building B and we are working very hard to get it up and running. We are sorry for any inconvenience this may have caused.

### **b. By-Law infractions**

Council has received a letter asking to have tenants remove colored cushions from their window seats. Council has decided that this is not an infraction of the by-laws and will not pursue this issue any further.

### **c. For sale signs**

Caroline will look into how we can improve the look of the for sale signs that are posted in the driveway. Perhaps we can have just one sign that directs people who to speak with, to inquire about units for sale. The signs that are hanging on the ground do not look good.

## **6. OLD BUSINESS**

### **a. Interior painting**

-we are working on minor deficiencies. Council has decided to proceed with the repainting of the maintenance room doors in the parkade.

## **7. CORRESPONDENCE**

a. A letter was sent out regarding a sliding door that was damaged. The door is to be repaired for the owner.

b. A letter was sent out to an owner regarding two cars without insurance. The owner has been given 24 hours to provide proof of insurance, as it is illegal to park a car without insurance. If proof of insurance is not provided, a fine of \$50 may be levied.

c. A letter was sent to an owner regarding the move in fee as it needs to be paid.

d. A letter was sent to an owner regarding the installation of a footlock. The cost of the footlock will be charged back to the owner.

e. A letter has been sent out to an owner regarding a change of address. The By-Laws state that owners have 2 weeks to provide us with a change of address.

f. A letter was sent to an owner regarding ongoing noise complaints. Rowdy and unruly tenants need to be dealt with or strata will need to step in.

g. A letter was sent to a new owner regarding their guests and noise levels after 11pm.

## **8. FINANCIAL**

a. Receivables as of February 14<sup>th</sup> are \$1958.64. We are waiting on a \$2069.70 cheque regarding an owner's insurance claim.

b. Leversage & Co. will determine what journal entries are required in order to clean up our financial statements. They will work with Wynford Group and advise us accordingly.

## **9. OTHER BUSINESS**

Due to unforeseen circumstances we need to elect a new Vice President for council. With a unanimous vote, Maureen Buchanan will be our new Vice President. Congratulations! Caroline Cote has been asked to stand on council and has accepted the invitation.

Next Meeting: March 30<sup>th</sup>, 2005, 7pm