

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, January 26, 2011

- |                    |   |  |
|--------------------|---|--|
| <b>1. PRESENT:</b> | Gordon Farrell<br>Larry Makutra<br>Max Dragun<br>Corinne Inglis | Carole Borthwick<br>Cheryl Jones<br>Carla Evans<br>Terry Ash |
|--------------------|---|--|

**2. CALL TO ORDER: 6:33 PM**

**Strata Property Act Guideline:** The Strata Council's role is to exercise the powers and perform the duties of the Strata Corporation, including the enforcement of bylaws and rules. All decisions involving Residents and or the Strata Corporation are made by a majority vote of the Strata Council members. Individual Strata Council members, regardless of the position they hold, have no authority to make decisions of any kind, unless voted on and approved by a majority vote of all Strata Council members.

Secret Ballot nominations for Strata Council Positions took place. Results are on last page.

**3. ADOPTION OF MINUTES**

- a. November 24, 2010 approved with minor correction "Option 3 should read St. Pauls not St Pails"., December 1 & December 9, 2010 approved unanimously.

**4. COMMITTEE REPORTS**

- a. **Social** - The AGM raffle was a success once again.

- b. **Grounds and Gardening**

- 1. Report from the Gardening Committee. No Report.

- c. **Fire & Security**

- 1. Fire Plan and Fire Marshals - Two smoke detectors in 2 units in Bldg C keep going off intermittently. BC Hydro have confirmed the surge of power is not in their equipment. *Council suggest battery operated smoke detectors should be put into the units temporarily until the problem is resolved.*

- Earthquake Drill / Survival Preparedness - *Cheryl to organize a presentation*

- 2. Block Watch - Last month, owners of a suite from Building A joined block watch. Everyone is welcome to join block watch. Participants are eligible to receive a discount from their insurance provider. As a participant you receive a seasonal newsletter. There are no meetings to attend.

- Please email us at [cypressblockwatch@gmail.com](mailto:cypressblockwatch@gmail.com) with your name, suite and

building number and email address or telephone number to join.

3. Security - *No Report*

d. **Maintenance**

1. A large flood occurred in Bldg A on January 22<sup>nd</sup> due to a small hole in a pipe. It is suspected that it was leaking over the last 2 - 3 years and then finally burst. **We would like to remind owners to be sure to purchase contents insurance, as the strata corporations insurance does not cover damage to your contents, other accommodation or upgrades.**
2. We have been experiencing false fire alarms in Bldg A over the past few months and two heat detectors on the second floor south were replaced as they were very old. We hope this is the cause of the false alarms. If not, the cost of a new fire panel for the lobby would be appx \$6,000.00.

e. **Shared Facilities**

1. Should the wooden seating at the pool patio be removed? *Yes, unanimous.*
2. An owner has suggested that the council consider closing off the stairwell in the lounge to allow for more floor space. Move the games room equipment into the pavilion lounge and obtain a damage deposit when use is requested. The Strata Corporation could then consider converting the games room into a really nice apartment with lots of light that could be rented out. *This is under discussion and will be voted on by the owners at a later date.*
3. Soap and paper towels are continually being taken from the men's change room at Cypress. The problem has been narrowed down to a few suites and letters will be sent to those suites.
4. The ordering of an additional treadmill for the exercise room was defeated at the recent AGM. The intent of the council was to reverse this invoice if not approved but Remax advise they have closed off the December financials and this invoice will be reversed in the January 2011 financials.

5. **NEW BUSINESS**

6. **OLD BUSINESS**

- a. RJC advise that they will be ready to go to tender shortly. Plans and specification are to be received on Thursday, January 27<sup>th</sup> and approved by the Strata Corporation prior to tender.

7. **CORRESPONDENCE**

**Incoming**

- a. A request for approval was received from an owner wanting to install laminated flooring in their suite. Council approved *as long as the underlay is the black sound proof commercial grade underlay and meets the Bylaw requirements.*

- b. An owner is reporting that an unauthorized vehicle was parking in their stall. *This vehicle is parked illegally and will be towed if parked in the stall again.*
- c. An email was received from a legal firm requesting that infraction notices cease and fines be reversed regarding the outstanding testing of fire alarm equipment in a suite. No access was provided.

#### **Outgoing**

- a. A letter was sent to a legal firm advising that infractions and fines would not be reversed as the suite has been aware of the mandatory fire inspections as they have been an owner for the past four years. .
- b. Letter sent to Healing Hands terminating the landscaping contract.
- c. Numerous emails sent to a Restoration Company regarding an ongoing dispute re water damage in a suite. Backup documentation has been provided to the Strata Corporation from three separate sources regarding this dispute and our insurance company has asked that the matter be turned over to them should this proceed with legal action.

### **8. FINANCIALS**

#### **Accounts Receivable.**

- a. Accounts Receivable as of December 17, 2010 is \$5,827.86.

Accounts Receivable as of January 19, 2011 is \$6,224.

- 3 strata fees
- 2 parking fees
- 2 lockers
- 5 fines / late fees
- 4 other fees and charges
- 10 suites outstanding.

- b. Woodridge November & interim December SF statements have been received.
- c. Cypress November SF statement has been issued.
- d. November financials to be approved - with corrections.
- e. Audit? *Value of audit to be determined.*

### **9. OTHER BUSINESS**

- a. The Administrator is to proceed with all work in accordance with the approved budget? *This has been in effect for 10 years and again approved by council.*
- b. The Administrator is to continue enforcing the Bylaws? *This has been in effect for 8 years and again approved by council.*
- c. Discuss Garbage and cardboard contract. *Council approved moving the contract to BFI as of March 30, 2011.*
- d. BC Hydro will be installing digital meters in the near future (smart meter installation) which are computerized and wireless. Letters will be sent out to the Strata Corporations with ample notice of the change. While the meters are being changed out there will be a temporary loss of power.

**10. EMAIL VOTES**

- a. Council approved presenting resolutions at the AGM for two proposed bylaws.
- b. Council approved presenting resolutions at the AGM for the purchase of appliances for the lounge and treadmill for the exercise room.
- c. Council approved an open house re a suite for sale.
- d. Council approved proceeding with an insurance claim re the recent flood in Bldg A

**11. MEETING ADJOURNED:**

**12. NEXT MEETING:** Wednesday, February 23, 2011

**CYPRESS POINT ABC  
STRATA PLAN NW 2050**

Gordon Farrell  
President

Phone: 207-0392  
Email: [gordon.farrell@gmail.com](mailto:gordon.farrell@gmail.com)

Carole Borthwick  
Vice President

Phone: 275-7231  
Email: [caroleborthwick@hotmail.com](mailto:caroleborthwick@hotmail.com)

Larry Makutra  
Treasurer

Phone: 274-5914  
E-mail: [stevston@shaw.ca](mailto:stevston@shaw.ca)

Cheryl Jones  
Fire & Security

Phone: 278-0615  
Email: [cjones@city.richmond.bc.ca](mailto:cjones@city.richmond.bc.ca)

Carla Evans  
Pavilion Lounge

Phone: 778 835-2564  
Email: [carlaevans20@hotmail.com](mailto:carlaevans20@hotmail.com)

Max Dragun

Phone: 604 992-6294  
Email: [djboomax@hotmail.com](mailto:djboomax@hotmail.com)

Terry Ash

Phone: 778 297-4567  
Email: [Terryash67@gmail.com](mailto:Terryash67@gmail.com)

\*\*\*\*\*

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

Phone: 604 279-1554  
Fax: 604 279-1553  
Email: [cypresspoint@telus.net](mailto:cypresspoint@telus.net)  
Administrator: Corinne Inglis

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

Cypress Website is: <http://www3.telus.net/public/NW2050/>  
Password for the minutes is their date in numeric form.  
Eg. August 16, 2006.pdf is 160806