

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting Wednesday, October 25, 2006

1. PRESENT:	Tom Hargraves	Joanne Parkinson
	Maureen Buchanan	Caroline Cote'
	Larry Makutra	Amy Hendricks
	Corinne Inglis	

REGRETS: Scott Armstrong

2. CALL TO ORDER 7:05 PM

3. ADOPTION OF MINUTES

a. October 4, 2006 - Approved

4. COMMITTEE REPORTS

a. **Social**

b. **Grounds and Gardening**

- ❖ Sprinklers - have been blown out for the winter
- ❖ Arborist - provided a budget for the next phase
- ❖ Landscaping - working on plans and budget for next year

c. **Fire & Security**

1. Updated Fire Plan and Fire Marshals - being worked on. Corinne to speak with the company that originally composed the fire manual regarding upgrading the data. One person volunteered to be a fire marshal.
from Building A.
2. Block Watch - six new suites joined Block Watch from Building A.
3. Executive Fire will be on site in the next few days to complete their inspection of fire hoses in the hallways.

d. **Maintenance**

1. The hallway fans have been adjusted to winter hours.
2. Council approved proceeding with the supply and installation of a new raised metal sump cover, on the front lawn of Building A, at a cost of \$1,749.00.

e. Shared Facilities

1. The meeting regarding the drafting of a new Shared Facility Agreement has been postponed until December. No dates have been set.

5. NEW BUSINESS

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming correspondence.

- a. A letter was received from an owner requesting permission to park in visitors parking overnight on the 1st Wednesday of every month when street cleaning is being done. *Council declined this request and suggest this owner park on the side street named Abercrombie (north).*
- b. A letter was received from an owner requesting that the move in fee be withdrawn for the recent move in of their room mate / house sitter. *Council declined this request and referred to the bylaw regarding this.*
- c. E-mail received from an owner regarding food smells coming into his suite. *Council understand that there is a flap on the stove fan and if the flap remains in a open position that food smells can waft into suites above or below the problem suite. Further inspection is required...*
- d. Council has received a complaint regarding personal belongings in the gardening room. *A letter will be sent to this owner providing them with 14 days to remove their belongings from this area.*

Outgoing correspondence

- a. Letter sent to garbage collectors regarding the application of a late fee

for invoices being received after the due date. *The late fees were reversed by the garbage collectors.*

8. FINANCIALS

- a. The accounts Receivable list, for October 15, 2006, was not received
- b. The financials for June, July, and August were approved
- c. The September financials have just been received
- d. September 2006 Cypress Shared Facility Statement was issued.
- e. Council voted not to proceed with an audit at this time.
- f. Council voted not to accrue money for an audit in the budget.

9. OTHER BUSINESS

- a. General discussion regarding the upcoming AGM, Resolutions and Budget

10. E-MAIL VOTES

11. MEETING ADJOURNED 9:45 PM

12. NEXT MEETING: Wednesday, November 29, 2006