

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, December 13, 2006

- 1. PRESENT:**
- |                  |                     |
|------------------|---------------------|
| Maureen Buchanan | Caroline Côté       |
| Larry Makutra    | Jerehm Breitenstein |
| Joanne Parkinson | Cheryl Jones        |
| Corinne Inglis   |                     |

**REGRETS:** Tom Hargraves

**2. CALL TO ORDER 7:08 PM**

**It was voted unanimously to elect the following officers:**

- |                        |                     |
|------------------------|---------------------|
| 1. Tom Hargraves       | President           |
| 2. Maureen Buchanan    | Vice-President      |
| 3. Larry Makutra       | Treasurer           |
| 4. Caroline Côté       | Secretary           |
| 5. Jerehm Breitenstein | Assistant-Secretary |

**3. ADOPTION OF MINUTES**

- a. November 29, 2006 - Approved

**4. COMMITTEE REPORTS**

- a. **Social** - No report

b. **Grounds and Gardening**

1. Sprinklers - minor changes to the system, approved at the AGM, will be made early in 2007
2. Arborist - will be required when relaying the pavers on the West side of Building C. Root pruning will be required.
3. Landscaping - New gardener? Council discussed the situation with the present gardener. The work being done on Saturdays and Sundays is insufficient as well as noisy for residents. The gardener has a 10 month contract and will not be on site for January and February. We will give Paddy-O-Planters 30 days

notice as required, but will continue using them for plantings around the complex as needed. Council voted unanimously to hire Border to Border to tend to the grounds in 2007.

- New plantings in accordance with the budget will commence in the spring along with new soil in some areas.

**c. Fire & Security**

1. Fire Plan and Fire Marshals - Cheryl Jones has volunteered to help find fire marshals. One potential fire marshal has been found for building A.
2. Block Watch - We have one new block watch participant.

**d. Maintenance**

1. A few cracks in the concrete floor have been brought to the attention of Council. Council will monitor these to determine further action.

**e. Shared Facilities**

1. The Satellite company advises that ESPN will be leaving the analog band in the near future. It will become necessary to install a 4DTV receiver at an approximate cost of \$900.00 and approximately \$400.00 per year to continue to receive these channels. Corinne will get more information on what is required.
2. The approximate cost to install a formal shower at the pool is \$2,500 to \$2,800.00. We will verify if this is necessary following the installation of the new chlorination system. Owners have been requesting a shower be reinstalled at the pool area for several years now.
3. Council has been offered 'almost new' professional exercise equipment. One piece is a Weider Pro 4900 Home Gym with two weight stacks that allow two people to work out at the same time. The second is an elliptical trainer and the third piece is a top of the line Nordic Track tread mill. The cost for all three pieces is approximately \$1,900.00. Council has voted unanimously to purchase this equipment.

4. Council has received complaints that entire families are using the men' change rooms as a group.

***Reminder - Men are to use the men's change rooms.***

***Women are to use the women's change rooms.***

5. Should we consider removing both our exercise and games rooms from the Shared Facility Agreement? Council voted to remove these facilities from the Shared Facility Agreement. We should also consider removing Woodridge exercise room from our agreement since we would have no need to use their room if our room is equipped. Council voted to remove these facilities from the Shared Facility Agreement. A mediation meeting will be held Monday December 18, 2006. All final decisions affecting Shared Facilities and the renegotiation of a New Facilities Agreement will be voted on by the Owners of all properties involved.

## **5. NEW BUSINESS**

- a. An **unknown** owner dropped off a gardening key to the cypress office. Please identify your suite to the office so that the key can be removed from the owners key list. Please identify yourself or suite number to the Administrator.

## **6. OLD BUSINESS - No new business to report.**

## **7. CORRESPONDENCE**

### **Incoming correspondence.**

- a. Letter received from an owner requesting a move in fee be waived as the tenant moving out did not have any furniture. - This request has been denied.
- b. Email received from an owner requesting a late fee be waived. - This request has been denied.
- c. Letter received from an owner advising that repairs to a broken faucet

and re-caulking of tile in the bathtub has been completed. Corinne will visually inspect the repairs.

- d. Letter received from an owner advising that they are not the party putting a screw into the sauna. The letter suggested that the heat in the sauna is too low and needs to be adjusted. It further suggests that by the time the timer is done, the sauna has only begun to get warm, thus the timer is ineffective.

Imperial Paddock will be called in to see if something can be done to increase the temperature of both the ladies and men's saunas to an acceptable level, as many users have advised it is not warm enough.

- e. An owner has requested that council reverse very old fines re an owner who paid with postdated cheques - and had the cheques go missing by The Wynford Group. This request has been approved as Wynford Group were at fault.

### **Outgoing correspondence**

## **8. FINANCIALS**

- a. Accounts Receivable as of December 6, 2006 is \$(910.05)
- b. Approval of financials for September - Deferred.
- c. Journal Entries for Shared Facilities 2000, as provided by Remax, were reviewed, and Council voted unanimously to proceed with these entries to transfer \$12 397.49 to the Cypress Operating Budget and \$6,441.18 to the Shared Facilities CRF.

**9. OTHER BUSINESS** - No other business to report.

**10. E-MAIL VOTES** - No e-mail votes to report.

**11. MEETING ADJOURNED** - 08:49 PM

**12. NEXT MEETING:** Wednesday, January 31, 2007