

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, May 27, 2009

1. **PRESENT:**
- | | |
|------------------|------------------|
| Gordon Farrell | Larry Makutra |
| Carole Borthwick | Joanne Parkinson |
| Cheryl Jones | Corinne Inglis |

REGRETS: Tom Hargraves, Steve Tosh

2. **CALL TO ORDER:** 7:20 PM

3. **ADOPTION OF MINUTES**

- a. April 29, 2009 - Approved

4. **COMMITTEE REPORTS**

- a. **Social** - There were six or seven tables at the garage sale and the sales were quite brisk for the first several hours. The sellers may, at their expense, organize another sale in late summer.

b. **Grounds and Gardening**

1. The gardener is working hard to correct a number of deficiencies that were Brought to their attention. They will prune the Baggeston's Gold throughout the property and let us decide if we wish to carry on with that type of pruning. They will commence pruning and training the Wisteria at the pool so that it will climb along the fence.
2. Plants have been purchased for the pool patio area and will be planted shortly.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - No Report
2. Block Watch - No Report
3. Security - No Report

d. **Maintenance**

1. Euroline completed Vinyl Window repairs on Tuesday, May 5th.
2. Samples of Cushion Walk pavers and/or a second manufacturers sample may offer a long term solution to the roof top decking problem. A sample of the Bison product has not been received. *Council preferred the alternate sample which has an egg carton finish on the bottom and would allow water to pass freely to the drain. Council would like to view a few installations prior to finalizing their decision.*
3. PR Restoration were on site May 5th, 2009 to complete some work identified

in the RJC warranty report. The parking problem with the concrete stairs has not been rectified as yet.

4. A quotation has been received to repair two concrete cracks in the stairs (one located beside the exercise room at the south entrance door and the second located at the north stairwell of Plaza AB). The quotation is for appx \$1,000.00. *Council viewed both cracks and approved the repair.*
5. The exterior caulking will be inspected in the next few weeks. We were not that pleased with PBEM's work this year. Another company has been recommended to us and we may use them next time.
6. In order to proceed with the exterior repairs of Building C north side and / or the four balcony stacks, a 'Special General Meeting' will need to be called as the owners approval is required. We may combine this with a vote regarding Shared Facilities if a solution regarding Ashford and Woodridge short payments are not resolved. These short payments will total \$15,000.00 by year end. *To be discussed at length once Tom returns from vacation.*
7. There is a possible remediation warranty leak at Building C and it will be inspected tomorrow.

e. Shared Facilities

1. We have been experiencing problems with the lounge with owners who are not cleaned up and ready to go by 11:00 PM. New rules have now been posted in the lounge and the Lounge Rental Form has been changed to allow for the damage deposit to be forfeit if the room is not empty by 11:00PM.
2. The Vancouver Board of Health has dictated that one liquid soap dispenser be installed for each shower head in the men's and ladies change rooms. We have called our handy man to supply and install six soap dispensers - five shower heads and one in the pavilion lounge bathroom, for health reasons.
3. Ten folding chairs have been purchased for use in the lounge.
4. We have received a quotation from Sentronic to add one reader to the exterior lounge door at a cost of \$1,785.00 including tax. *Council approved the installation of this reader which can be dealt with from the Cypress office rather than bothering owners on the weekends.*
5. Orb Satellite have been working on the Showtime problem and found a bad connection. They are hoping this solves the problem, but if not they will need to replace the receiver.
6. Joanne Parkinson will continue to look after lounge rentals until the fob has been stalled on the lounge door.
7. We may not be able to change the inside door of the lounge to a dead bolt as it may be considered a fire exit. *Corinne to double check this.*

5. NEW BUSINESS

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. A resident is asking for their interior door, slightly damaged as a result of the fire, to be repaired. *The insurance adjustor advises that since it is almost two years since the fire the insurers will no longer repair this door due to the length of time that has passed. They advise that this should have been raised a long time ago.*

Outgoing

- b. Letter sent to Bartlett asking for their invoice to be corrected.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of May 14, 2009 is (\$141.76)

Parking	1 suite(s)	
Move In/Out	0 suite(s)	
Locker	1 suite(s)	
Strata Fees	1 suite(s)	
Late Fees/Fines	3 suite(s)	
Other	1 suites(s)	Total 4 suites in arrears.
- b. Woodridge January, February and March 2009 were received. There is a surplus of approximately \$20,000.00.
- c. Cypress SF Statement for March 2009 was issued. Remax have a minor glitch in their accounting system that will be corrected shortly. This will correct the minor errors in our financials.

9. OTHER BUSINESS

10. EMAIL VOTES

11. MEETING ADJOURNED:

12. NEXT MEETING: June 24, 2009