

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, June 29, 2022

1. **PRESENT:** Joanne Parkinson Murray Thompson
 Carole Borthwick Audrey Montero
 Gordon Farrell

REGRETS: Lindsay Armstrong
 Linda McLaren

2. **CALL TO ORDER:** 6:41 pm

3. **ADOPTION OF MINUTES**

Thursday, May 26th, 2022 Electronic Council Meeting Minutes were approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at this time.

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Yamato Landscaping Inc. continues with the weekly schedule of maintenance of the gardens around Cypress Point. As the summer sets in more work and care is required to keep the gardens healthy and beautiful for all.

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4.3 **Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 **Maintenance**

- 4.4.1 West Coast is in their second week working on the water ingress repairs in the South East Corner of Building A. It is scheduled to be completed by Wednesday, July 12, 2022. Once the job is completed the carpet in this section will be installed. Special thanks to SL06 for their cooperation during the time West Coast worked around their suite.



Building A, 7511 South East Corner (outdoor)

- 4.4.2 Assured Environmental, has been working diligently on several issues around Strata. Where squirrels were gaining access in the roof above SL70, the entrance has been blocked so no further issues are ongoing in that area. The area in Building B in the parking area above the recycling containers has been sealed and no further issues have been reported.

Regarding the cleaning of the roof above SL70 the Administrator consulted with Assured Environmental management and the technician

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about the necessity of cleaning the roof area where the squirrels have been present as well as the area where the technicians have been working during the past few months. They both agreed that it is not necessary. They explained that any debris that may be on the roof top is not going to come down and create a health problem to anyone. Strata Council voted to follow Assured Environmental's advice regarding the follow up on the cleaning of the roof top.

It is the owner's responsibility to keep the balcony area clean. Although it is a common area, the owner will look after the cleanliness and safety of it.

- 4.4.3 Regarding the kitchen drain problem in SL84. Strata Council is still waiting to hear a from Corona Plumbing & Heating. Strata Council requested quotes on option No. 2 and No. 3

Options:

- 1 - Continue future drain cleaning from access in SL84.
- 2 - Install a roof vent on the patio deck to access the drain for SL84.
- 3 - Extend the clean out in the recreation room to the outside of the building.

- 4.4.4 Two more parking signs have been made for the loading zone area. Strata Council hopes that this will diminish the problem of visitors parking in the wrong parking stalls. Strata Council would like to thank SL42 for installing the new signs in the parking area.

- 4.4.5 A new lamp was purchased to replace the broken one at the back of Building B in front of the lounge. Since the light strength is slightly stronger Strata Council approved to move the new lamp to the entrance of Building A 7511 and the one at that location to go the back of Building B. The lamps have been installed and are working properly. The electrician has been scheduled for the first week of July 2022.

- 4.4.6 The enterphone company has been on site checking the enterphone for SL62. Most of the time the problem is something that can be solved from within the suite or with the help of your telephone provider. The connection is very simple, you only need a telephone with a cord that can be connected to the jack in the suite. This enterphone does not connect to your cell phone or a wireless phone. If your enterphone has some

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problems, we suggest you to contact first your telephone company provider before scheduling an appointment with the Enterphone Company.

- 4.4.7 Strata Council has voted in favor of painting the lines and numbers in the parking stalls as they are very hard to see. The idea of upgrading the parking stall was discussed. As Cypress Point has other expenses for repairs more important, at the moment, the painting will be done this summer. Repaving the driveway and parking will be considered in the future. There will be new signs installed for short term parking/deliveries.
- 4.4.8 The entrance door of SL13 has been repaired. Probably as a consequence of the building settlement movement around the city Richmond.
- 4.4.9 The main entrance door into the lobby of Building B has been repaired. The door wasn't closing properly and now the door is working. After few weeks it was reported that the door in Building B needed repairing again as it wasn't locking properly. We can all help to maintain the integrity of the building by exercising gentleness while closing and opening the doors.
- 4.4.10 Corona Plumbing and Heating was on site on Tuesday, June 28, 2022 attending a sink blockage in SL66, SL51, and SL34. Unfortunately, the work was not completed and Corona is scheduled to come again to look into the problem.
- 4.4.11 Corona was on site to repair an outdoor leaking faucet for SL38.

4.5 Shared Facilities

4.5.1 Games Room

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

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If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

The shuffled board table has been repaired by carpenter Kevan there are two shuffle board tables available for you.

4.5.2 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

4.5.3 Exercise Room

The exercise room can operate at the normal capacity. The exercise room is not large and can accommodate 6 to 8 participants.

4.5.4 Pool

If you would like to volunteer for a pool patrol, kindly contact the office. All residents are encouraged to follow the bylaws and rules regarding the pool access and stay. Please remember to be kind to each other.

The pool tags are for purchase of every suite owner if you do not possess one and would like to use the pool. Each suite is allowed to purchase 4 tags. Each tag is \$8.00

The pool gets vacuumed three times a week depending on how dirty it gets at the time. Since it is an outdoor pool, windy-rainy days contribute to more leaves in the pool. If the pool gets too dirty an extra cleaning will be scheduled.

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The south pool door has been repaired and now the door can open and close without effort. Kindly remember to make sure the pool door is properly closed behind you, that no children playing around will have a chance to enter the pool without a parent or guardian.

Last weekend residents stayed in the pool way over 11 pm, making noise and disturbing the rest of the neighbours in Building B. Please remember to abide by the rules around the pool. They are for the safety and convenience for everyone.

Kindly remember and respect the children's hours.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website:
<https://cypresspointstrata.github.io/>under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

- 5.1 With 35 days before Strata NW2050 runs out of insurance we received a notice from BFL updating us that 72% of the property policy is currently in place. As of right now the premium estimated for 2022-2023 is \$249,514.00. Two other insurance company have been contacted but the results are not better than the one from BFL.
- 5.2 The car parked in the outdoor stall 05 has been damaged twice by another vehicle.

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6. OLD BUSINESS

- 6.1 West Coast Building Restoration and Euroline were on site on Monday, June 27, 2022 to attend a few suites with deficiencies. The installation of screens and the installation of three windows for SL35, SL52, and SL67 was to be completed but only the installation of the new glass in SL52 was completed. We are expecting to hear from West Coast/Euroline for the next schedule to complete the installations. There are few more screens still pending for SL33, SL32, SL90, and SL93.
- 6.2 On Tuesday, June 28, 2022 RDH was on site to begin the roof assessment for Strata NW2050. They also visited SL64 and SL71 which in the past have reported water ingress in their ceiling. We would like to thank both SLs for your cooperation in letting RDH into your suite to record the findings.
- 6.3 If you are contemplating buying an electric car, Strata NW2050 is not set up for it. If you are interested in finding out what needs to be done kindly consider joining a committee to work on this new project. Council would like to invite you to participate if you are interested in meeting with SL96 and anybody else who can help with this project. Any information you may have or would like to share about the subject will need to be address to the EV committee.

If you are considering acquiring an electric vehicle, kindly take into consideration that the charging system, at this time in our buildings, won't be able to provide an outlet for each individual. As you may know the building is from 1980 and the capacity for electrical outlets is limited.

7. CORRESPONDENCE

Incoming:

- 7.1 An email from ICBC requesting information regarding the incident with two cars and the parking gate malfunctioning.

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- 7.2 We received from Gunn Consultants a budget for the elevator consulting services regarding the installation of the elevators in our buildings. Strata Council discussed it and decided to look into other options for consulting as the price is very high.

Outgoing:

An email warning infraction notice regarding parking stall oil leaks under cars was sent to:

SL04
SL22
SL60
SL52

A bylaw infraction fee of \$50.00 to SL52 regarding the parking stall oil leaking from the car.

8. FINANCIALS

Accounts Receivable as of June 30, 2022

SL20 \$4,839.05	SL34 \$2,005.72
SL04 \$100.00	

Fund review as of March 31, 2022:

	March 2022
Contingency Fund	434,943.73
Special Levy Fund	56,854.21
Re-piping Fund	50,367.68
Exterior Building Fund	59,144.56
Future Remediation Fund	251,986.21
Net Income Current Year	<u>-1,753.81</u>
Owners' Equity	851,542.58

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9. **MEETING ADJOURNED:** 7:58 pm

10. Next Strata Council Meeting Wednesday, July 27, 2022 at 6:30 pm

CYPRESS POINT POOL RULES AND REGULATIONS

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with.

(OFFENDERS WILL BE DENIED USE OF THIS AREA).

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
10. Is under 14 years of age unless accompanied by an adult (19 or older)

NO PERSON SHALL IN THE POOL AREA:

11. Eat or drink
12. Carry glass containers of any kind

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13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

CHILDREN

- ❖ Huggies or Pampers are not acceptable swimwear. Cloth diapers with a plastic pant or ‘Little Swimmers’ are acceptable by the Richmond Board of Health
- ❖ Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.
- ❖ Children’s Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 8:00 PM

NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

Green or orange pool tags must accompany all users of the pool/spa.

Pool hours of operation

8:00 AM to 11:00PM

Children’s Hours (under 19) 10AM to 12 noon and 3PM to 8PM