

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, March 28, 2007

- |                    |   |                                  |
|--------------------|---|----------------------------------|
| <b>1. PRESENT:</b> | Maureen Buchanan<br>Larry Makutra<br>Corinne Inglis | Joanne Parkinson<br>Cheryl Jones |
|--------------------|---|----------------------------------|

**REGRETS:** Caroline Cote - Caroline has resigned from council as her work schedule has been hectic this year. Caroline has volunteered to continue to be Block Watch Captain if we wish.

Tom Hargraves, Jerehm Breitenstein

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

**3. ADOPTION OF MINUTES**

- a. February 28, 2007 - Deferred

**4. COMMITTEE REPORTS**

- a. **Social** - Garage sale to be held on May 27<sup>th</sup>, 2007

**b. Grounds and Gardening**

- ❖ With the heavy rains some of the relaying of pavers on the West side of Building C have now sunk. *The company who completed the work advise they will come back on site shortly to rectify the settling problems*
- ❖ Plants have been ordered to continue the new plantings at Buildings A & C.
- ❖ University Sprinklers have provided a quote in the amount of \$2,148.89 to supply and install 4 concrete filled steel bollards in various locations to prevent the sprinkler heads from consistently being run over and broken by the large trucks. *Council approved.*

**c. Fire & Security**

1. Fire Plan and Fire Marshals
  - ❖ Report re Fire Marshals - Deferred - Corinne & Cheryl will put this together.
  - ❖ Some doors are not closing properly. All doors throughout the property will be attended to shortly.
2. Block Watch - No Report
3. Security
  - ❖ Council received a quote to supply additional lighting in the courtyard below the south stairwell to Plaza A/B in the amount of \$1,714.00. *Council did not find the look of this fixture and will look around at other options.* Lockmasters have deactivated the locks on all of the newly fobbed doors.

**d. Maintenance**

1. It has been determined that the rooftop elevator shafts require minor work to prevent water ingress. This work will be carried out as a preventative measure once it is dryer and warmer. *Council Approved.*
2. Repiping is required on both the first floors of Buildings A (7511) - May 15<sup>th</sup> & C (7651) - June 19 - from one end of the building to the other in the common hallway ceilings.
3. Miscellaneous maintenance issues need to be dealt with in all buildings. *Council will endeavor to have all work carried out this spring.*

**e. Shared Facilities**

1. Letter from our legal counsel to legal counsel for Ashford and Woodridge regarding the whereabouts of the 'Summary of Mediation' held on December 18, 2006. A copy of the Cypress summary was enclosed to assist them in preparing a summation of the meeting for all parties. The letter also advised that unless a meaningful proposal was received no later than March 30, 2007 that termination of use of facilities would commence without further demand or warning.

2. As advised by legal counsel, effective March 30, 2007 at midnight, Ashford Place and Woodridge Estates will be locked out of all Cypress Point Recreation Facilities. Cypress Point Residents will not be allowed to use the Woodridge Facilities effective the same date, until and unless the Shared Facilities Agreement has been resolved. The lockout will also include the sharing of the Satellite dish located on Cypress Point Property. (Approve notice to be sent to all non resident owners and deliver under all doors at Cypress)
3. Use Cypress exercise room in the meantime?
4. Swimming Pool Operators course is being offered. Anyone interested?
5. It is imperative to obtain Pool Patrol volunteers and hold a meeting to instruct the volunteers on how to conduct themselves at the pool so that everyone's behaviour is the same or very similar. *Jo will draft a 'pool patrol volunteers required' notice.*
6. Council need to assemble a committee to deal with the requirements set out in the Shared Facility mediation held December 18, 2006. *Tom to head this committee. Volunteers will be required.*
7. Our legal Counsel felt we should hold an informal meeting of the owners to apprise them of what is going on and obtain their input regarding Shared Facilities. *Council will advise a date.*

## 5. NEW BUSINESS

- ❖ Misc items still being left on the lobby tables
- ❖ Laundry items appears to have been forgotten for many months in the common laundry room. If these items have not been claimed by April 15, 2007 they will be disposed of into the garbage.
- ❖ CHOA is offering various seminars that owners can attend as well as the CHOA general meeting

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

### Incoming

- a. A collection notice was received on behalf of Waste Management. Waste Management believe monies are owed to them although *legal letters were sent on our behalf and the contracts terminated. They have been paid in*

*full.*

- b. Letter slipped under an owner's door from an anonymous owner regarding kids screaming, crying and running up and down the hallways. *Owners are reminded that these are multi tenanted buildings and that noises that disturb your neighbours should be kept to a minimum at all times.*
- c. Request from an owner with a roof top deck that they be allowed to reinstall their old lock and give the Strata Corporation a key to enter. *Council to receive advice as this affects two suites not just this suite.*

### **Outgoing**

- a. Letter to our new gardener regarding partial payment of their February invoice.
- b. Letter to our new gardener requesting a breakdown on the March invoice for work done in the pool area to be charged to Shared Facilities.
- c. Letter to an owner with an invoice regarding a toilet tank break.

## **8. FINANCIALS**

- a. Accounts Receivable as of March 28, 2007 are \$616.02
  - Parking 1 suite
  - Move In 0 suites
  - Locker 2 suites
  - Strata Fees 3 suites
  - Fines 3 suites
  - Other 2 suites
- b. Approval of financials for September, October, November, December, January and February. *All financials approved however, December requires a small correction.*
- c. Revised September, October and November 2006 Cypress Shared Facility statements were issued. December 2006, January and February 2007 Cypress Shared Facility statements were issued.
- d. February 2007 Financial statements have been received from Woodridge.
- e. Remax provided details of the adjustments made to the year end based on the review of the 2000 Century 21 files.
- f. Audit. Council will revisit the issue of audits at the next meeting.
- g. Action to be taken re one or two owners in serious arrears? *Council to*

*obtain professional advice.*

**9. OTHER BUSINESS**

**10. E-MAIL VOTES**

- ❖ To pay the gardeners a portion of their February invoice for only showing up 2 weeks out of 4. *Yes pay only half a month.*

**11. MEETING ADJOURNED: 9:00 PM**

**12. NEXT MEETING: Wednesday, April 25, 2007**