

Strata Plan NW2050

Strata Council Meeting Minutes

Monday, September 23, 2024

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Murray Thompson
- Joanne Parkinson
- Oliver St Quintin
- Linda McLaren
- Audrey Montero

Regrets

2.0 CALL TO ORDER: 8:41 pm

3.0 ADOPTION OF MINUTES

Wednesday, August 29, 2024 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 *Social*

The Garage Sale took place the morning of September 15, 2024, with only a few participants and buyers. In the future, we plan to increase promotion and schedule it for the warmer summer months to attract more people.

4.2 *Grounds and Gardening*

4.2.1 Landscaping

Throughout the month of September, Yamato Landscaping has been diligently maintaining the regular landscaping duties while also focusing on catching up with trimming and cleaning up garden beds. These efforts are part of their preparation to ready the garden for the upcoming fall season, ensuring everything is well-maintained and primed for the cooler months ahead.

Please follow or refer to [facebook@yamatolandscaping](#): we upload our job pictures on every visit.

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.

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4.4 *Maintenance*

4.4.1 Pest Control

There have been several reports of ants in various parts of the building. This is their active season, and they typically come and go. We will monitor the situation for another week, after which they should naturally disappear. If the problem persists, please contact the office for further follow-up.

4.4.2 High Efficiency Boiler Replacement in Building A

Corona Plumbing and Heating is currently preparing for the replacement of the heat boiler in Building A. The new high-efficiency boiler, compliant with the City of Richmond's regulations, has already been purchased, and coordination with the electrician has been made to proceed with the installation once the boiler is delivered. We do not yet know the exact delivery date; we anticipate the installation will take place within the next two to three weeks. We will keep the owners informed as soon as more details are available. The new system is expected to help reduce costs through increased energy efficiency.

4.4.3 Water Mark on Ceiling SL30

A water stain appeared on the ceiling of SL30. After investigating SL45 and the surrounding area, no signs of water or potential issues were found. We have asked the owner to monitor the situation closely for any changes.

4.4.4 Water Leak into the parking Building C

Corona Plumbing and Heating attended to a water leak in the parking area of Building C, beneath parking stall 115. They determined that the issue originated from within the suite above. The owner has been advised to ensure all potential sources of water ingress are properly sealed to prevent further leakage into the parking area.

4.4.5 Water Leak Suspected in the hallway Building C

Corona Plumbing and Heating investigated a potential water leak in the hallway on the second floor of Building C. Initially, it was suspected that the issue might be coming from the bathroom in SL87, but after investigation, no problems were found there. The wall where the leak is suspected will need to be opened for further investigation. This work is still pending for when Corona is in the Buildings attending other repairs.

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.

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.

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.

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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.

During the month of September, the lounge was rented 3 times.

4.5.3 Exercise Room

We are still in the process of purchasing a new treadmill.

4.5.4 Pool Closing for the Season

Thank you to all owners for a great pool season. The pool will be closing on Monday, September 30, 2024 at 5:00 pm.

4.5.5 Extractor Fan and Flushing Mechanism in Urinals Repaired

Corona Plumbing and Heating attended to repair the extractor fan in the ladies' room of the Shared Facilities area. Additionally, they replaced the plumbing urinal flush mechanisms in both men's bathrooms located near the pool. One urinal had continuous water flow, while the other was not flushing. Both urinals are now fully functional.

Council would like to invite you to visit the Cypress Point website:

<https://cypresspointstrata.github.io/under> Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

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

5.0 NEW BUSINESS

5.1 Special General Meeting

The Special General Meeting was held on Monday, September 23, 2024. Please find attached together with the Strata Council Meeting Minutes, the revised Minutes of the Special General Meeting. More information has been added to provide a more complete information of the meeting session. Thank you to all owners who actively participated in the meeting, by attending in person or by submitting their proxy.

5.2 Chimney Inspection 2024

The mandatory annual chimney inspection is scheduled for Tuesday, October 15, 2024, and will be conducted by Vancouver Chimney Chief Ltd. The inspections will take place between 12:30 PM and 4:00 PM, starting with Building A, followed by Building B, and then Building C. Please note that access to all suites is required for this inspection, and it is essential for units with chimneys. If access to your suite is not granted, any costs associated with re-inspection may be charged to the strata lot owner.

5.3 Fire and Safety Inspection 2024

The annual Fire & Safety Inspection is mandatory and it will be conducted by Sitka Fire Protection Inc. on Tuesday, October 15, 2024. Building B (7631) from 9:00 AM to 12 NOON. Building A (7511) from 12:30 PM to 2:30 PM, and Building C (7651) from 2:30 PM to 4:30 PM. Bells will ring intermittently throughout the inspection.

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On both occasions if you are unable to provide access to the technicians on the date indicated and need help from the office, kindly send an email indicating you are giving permission to the office to use the key on file to give access to the technicians to perform the inspection. If you do not have a key on file in the office, you can bring one to the office to be used and returned to you once the inspections are completed.

6.0 OLD BUSINESS

6.1 *Electric Cars*

Any volunteers to work on the electric cars committee?

6.2 *Car Insurance Information*

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

6.3 *Smoke Detectors*

Thank you to all the owners who have provided the status of their smoke detectors. The majority have already submitted the information, with just a few outstanding. If you haven't done so yet, please update us on the status of the smoke detector in your suite. A photo is also appreciated.

6.4 *Drain Project for SL84*

Strata Council has been working closely with Corona Plumbing on the project related to the drain issue in SL84. A new approach has been proposed by Corona Plumbing. The revised plan involves working from the Games Room facility, rather than from the unit above SL95 and above through the roof. As this work is not weather-dependent, Corona Plumbing estimates that the project can be completed by the end of November.

6.5 *Illegal Disposing*

The City of Richmond will fine strata complexes when they find plastic bags have been placed in the compost and recycling bins in our buildings. Over a period of a year this can add up to thousands of dollars in fines. Every owner is contributing to the payment of these very unnecessary fines. The Strata Council is investigating a few different approaches to address these problems. Strata Council encourages the Cypress Point Community to become more engaged in ensuring that the rules are followed so that we don't continue to be fined for these violations. The money we save can be used for better applications that need it.

Please be advised that only the specified kind of paper compost bags are acceptable for use in the green bins. No plastic bags are allowed, even if they are labeled biodegradable. Thank you.

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Despite placing signs in each of the garbage rooms, some owners are still leaving plastic bags in the compost bins. There are also other issues arising in the garbage rooms due to a lack of consideration and respect from certain individuals. Strata Council would like to thank those owners who are diligent in recognizing these issues and taking the appropriate steps to correct them. We hope that all residents will ensure proper disposal of their waste moving forward.



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7.0 CORRESPONDENCE

7.1 *Incoming:*

SL38

A noise complaint has been received from SL38 regarding excessive noise from the suite above, SL55, including children running and crying, as well as loud footsteps from adults, which is creating a stressful situation for the owner. As this is an ongoing issue, Strata Council has approved that a bylaw infraction will be issued to the suite whenever unreasonable noise is reported.

SL52

A smoke complaint has been received from SL52 regarding a strong smell of marijuana coming from neighboring units Building B where people are smoking. Owners should not have to endure the smell or smoke from their neighbors. We kindly ask those residents smoking to ensure their doors are properly closed.

7.2 *Outgoing:*

SL69

A bylaw infraction issue for item (bicycle) park on parking stall.

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8.0 FINANCIALS

Fund review for July & August 2024.

	July	August
Contingency Fund	606,720.02	613,276.81
Special Levy Fund Carpet	619.41	622.15
Re-piping Fund	80,335.42	81,945.74
Exterior Building Fund	68,757.61	69,898.28
Boiler Levy Income	51,383.99	51,610.92
Future Remediation Fund	353,611.77	363,543.61
Net Income Current Year	11,624.11	24,881.54
Owners' Equity	<u>\$1,173,052.33</u>	<u>\$1,205,779.05</u>

9.0 MEETING ADJOURNED: 9:50 pm

10.0 Next Strata Council Meeting Wednesday, October 30, 2024 at 6:30 pm.