

## **STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, September 26, 2012

1. **PRESENT:**      Gordon Farrell                                      Aviva Levin  
                         Carole Borthwick                                      Corinne Inglis  
                         Larry Makutra

**REGRETS:**      Terry Ash

2. **CALL TO ORDER:** 6:45 pm

### **3. ADOPTION OF MINUTES**

- a. July 18, 2012 - approved via email vote. Bayside Properties offered three options for council to approve minutes. Council opted to stay with the current formula.

### **4. COMMITTEE REPORTS**

- a. **Social** - The Volunteer party has been scheduled for Sunday, November 4, 2012. Gord and Carole will be making the arrangements.

- b. **Grounds and Gardening**

- 1. Report from the Gardening Committee: Carole - None

- 2. Report from the Administrator

- Tyax contract will be ending on September 30, 2012. Jerehm is researching one or two firms that may be contracted for next year's season.
    - there has been a problem with watering @ the pool & lounge patio this year and with the added burden of the extra pots that have shown up in the pool area, has exacerbated the matter. One of the committee members has suggested that most or all of the smaller pots be removed and to leave 3 or 4 larger pots for planting. The palm tree and carpet roses along with other permanent plantings will still need to be watered and the garden committee/council will need to formulate a plan to resolve the problem.

- c. **Fire & Security**

1. Fire Plan and Fire Marshals - Larry - No Report.
2. Block Watch - Caroline - No Report.
3. Security - Terry - Deferred.

**d. Maintenance**

1. A quote has been received for \$800.00 to install 2 asphalt speed bumps. *Council approved selected locations.*
2. The carpets throughout the complex will be cleaned at the end of September.
3. A few skylights were inspected. One is leaking, a second one is cracked and a third one will be adjusted. This work has not yet been scheduled but is expected to take place in late September or early October. The opening type of skylight can be cracked if an owner closes it too tightly. The Strata Corporation will pay for the replacement cost of a closing type of skylight but the difference in price from a closing to an opening type must be made up by the owner of the suite. *Council approved.*
4. Mould and mushrooms or fungus have been spotted on a stairwell wall. *The wall will be opened up during the remediation inspection that will take place in October or November.*
5. Exterior line painting was completed in late August.
6. The realtor sign has been moved forward and can now be seen from the street side.
7. Chimney Inspection and Cleaning was completed on Wednesday, September 12, 2012. *Notices have been sent out to those owners who have put in new flooring and have not made an allowance for the 16" hearth that is mandatory for all buildings with wood burning fireplaces.*
8. Fire Alarm Testing was completed on Tuesday, September 18, 2012.
9. All rooftop deck areas will be measured on Wednesday, October 10. When redoing the rooftop decking in 2013 the legal sizes indicated in the Strata Plan filed at the Land Titles office will be adhered to.
10. Pharaoh ants have been discovered in numerous suites in Bldg C and will have to be professionally treated. Owners should not try to treat the problem themselves but report the problem to the Cypress office.

**e. Shared Facilities**

1. The pool will be closing for the season on Sunday September 30, 2012 @ 11:00 pm.
2. Fitness Town assessed the exercise room and suggested the following equipment be considered; 1. Dumbbell rack; 2. Weight Plate holder; 3. Regular Barbell; 4. Threaded Dumbbell handles. They have also provided pricing on two types of replacement treadmills. *The Council feel this equipment needs to be added along with a new heavy duty treadmill to the 2013 budget*
3. The new flooring in the lounge has been completed. *Council discussed the need to install quarter round due to the difference in height of carpet and pad to carpet tile and whether or not to obtain a quote on redoing / some of the lounge furniture. A quote will be obtained for their consideration. A photo of a credenza cabinet bed was shown to the council as it would allow for rental of the lounge as a suite for guests. Council to take this under consideration.*
4. Should council arrange for an open house on a Sunday for all SF participants to view? A notice would be drafted and sent to Ashford, Cypress ABC, Cypress D and Woodridge to advertise that the room is available for rent and that they can view it between 2 - 4. *The council are considering Saturday, November 3<sup>rd</sup>.*
5. The faucets in the men's shower area have been found running for long periods of time with no one in sight. We would appreciate it if you make sure the faucets have been turned off before leaving the room.
6. Games Room survey - update? *Gord will complete this shortly.*
7. Status of the new signage for the exercise room? *Aviva will proceed with this soon.*
8. A resident has suggested council consider purchasing a Bow Flex machine for the exercise room. The value is \$600.00. *Council did not approve this purchase.*
9. It has been reported that the vacuum in the lounge is not working well. Electrolux have been contacted to assess the vacuum: It needs a new on/off assembly, a tune up, a new hose and the roller brush is very worn The total is \$350.00 in service. *Council approved the service due to the quality of the vacuum.*
10. Lounge inside door needs replacement due to an attempted break in.

*The administrator is to obtain prices on replacing the door with metal and wood for council consideration.*

## **5. NEW BUSINESS**

1. Update from the Bylaw committee? Owners are requesting that council add a 'no smoking on the balconies' bylaw. *The committee will research the legality of this restriction in outdoor spaces.*
2. Update on the trip and fall lawsuit. *Nothing further at this time.*
3. CHOA seminar - fall education program. *Aviva is interested in the seminar pertaining to bylaws.*
4. RCMP workshop agenda - *Does not apply to us.*
5. The overall issue of bylaw infractions and fines was discussed with Allen Regan of Bayside Properties. It was suggested that the Administrator continue issuing notices where violations have occurred. The Strata Council must vote on whether a fine is to be issued for any infraction in accordance with the Strata Property Act.
6. Council discussed the possible difference between a depreciation report and a reserve fund study.

## **6. OLD BUSINESS**

## **7. CORRESPONDENCE**

### **Outgoing**

- a. Bylaw infractions have been sent to numerous suites for:
  - oil leaks / cleanup in their parking stall
  - not having valid vehicle insurance
  - unauthorized items on the balconies - including clothes lines
  - stealing liquid soap from the men's change room (this has been an ongoing issue - the suite has recently been identified and the fob suspended)
  - no access for fire alarm and chimney inspections
  - disabling the smoke detector
  - messing up the men's change room with soap and water everywhere.

### **Incoming**

- a. An owner suggested that the pool hours be extended for children.

- b. An owner suggested that we not spend any time or effort on changing the current children's hours.
- b. An owner advised that a racial slur had been written in the elevator on the recycling signage. *The slur has been removed from the signage. Council would like to remind owners to be respectful of all of their neighbours.*

## 8. FINANCIALS

- a. Accounts Receivable as of August 14, 2012 \$18,798.05

|                     |                        |
|---------------------|------------------------|
| SL 32 owes \$300.00 | SL 76 owes \$372.82    |
| SL 48 owes \$100.00 | SL 80 owes \$18,394.94 |
| SL 63 owes \$20.00  | SL 89 owes \$9.07      |
| SL 66 owes \$491.97 | SL 90 owes \$50.00     |
| SL 95 owes \$12.50  | SL 105 owes \$100.00   |

Accounts Receivable as of September 19, 2012 \$21,170.06

|                     |                        |
|---------------------|------------------------|
| SL 5 owes \$50.00   | SL 66 owes \$933.94    |
| SL 10 owes \$100.00 | SL 76 owes \$422.82    |
| SL 32 owes \$300.00 | SL 80 owes \$18,943.86 |
| SL 33 owes \$12.50  | SL 86 owes \$12.50     |
| SL 38 owes \$37.50  | SL 89 owes \$9.07      |
| SL 42 owes \$263.75 | SL 90 owes \$50.00     |
| SL 48 owes \$100.00 | SL 91 owes \$200.00    |
| SL 63 owes \$20.00  | SL 95 owes \$12.50     |
|                     | SL 105 owes \$100.00   |

- b. Woodridge July & August 2012 financial statements were received.
- c. Approval of Cypress July 2012 financials. *Approved with corrections.*

### OVERVIEW

|                                 |                     |
|---------------------------------|---------------------|
| CRF Fund is:                    | \$124,907.43        |
| Repiping Fund is:               | \$ 26,067.05        |
| Exterior Building Fund is:      | \$ 73,364.79        |
| <u>Special Levy Account is:</u> | <u>\$ 71,072.10</u> |
| <b>TOTAL</b>                    | <b>\$295,659.55</b> |

d. Approval of Cypress August financials

OVERVIEW

|                                 |  |
|---------------------------------|--|
| CRF Fund is:                    | \$ 124,193.22 (+ 15,000 loaned to<br>operating and SF) |
| Repiping Fund is:               | \$29,431.72  |
| Exterior Building Fund is:      | \$74,276.89  |
| <u>Special Levy Account is:</u> | <u>\$71,147.55</u>                                     |
| <b>TOTAL</b>                    | <b>\$314,297.82</b>                                    |

e. Cypress issued June, July and August financials to the SF Partners.

**9. OTHER BUSINESS**

The date for the AGM has been set for Wednesday, December 5, 2012.

**10. EMAIL VOTES**

1. Council approved the July 18, 2012 minutes.
2. Council approved window mount extensions
3. Council approved Administrator's vacation.
4. Council approved changing the October meeting to the 24<sup>th</sup>.

**11. MEETING ADJOURNED:** 9:30 pm

**12. NEXT MEETING:** October 24, 2012