

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting Wednesday, June 29, 2005

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| 1. PRESENT: Tom Hargraves
Maureen Buchanan
Peter Young
Corinne Inglis | Caroline Cote'
Barclay Morgan
Amy Hendricks |
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REGRETS: Ashley Davis

2. CALL TO ORDER: 7:05pm, Wednesday, June 29, 2005

3. ADOPTION OF MINUTES:

- a) April 27, 2005 approved
- b) May 25, 2005 amended to include: "The spa was leaking and needed to be repaired. The pool deck repair was rejected" The minutes were approved with this change.

4. COMMITTEE REPORTS

a. Social

Ashley is still on vacation. The social Committee will look after sending out occasion cards, as required, until Ashley returns.

b. Grounds and Gardening

- 1. The annual planting in front of building A is complete.
- 2. Hammerberg sent a letter to Premier Landscaping regarding their termination. Any further communication will go through Stephen.
- 3. The contract with Paddy O' Planters needs to be fine-tuned to ensure both parties are protected.
- 4. We are waiting for a second arborist report to compare findings. Immediate action is required on the fir in front of building A - a root excavation will commence to determine if there is reason for further concern.
- 5. We need help to water the plants, on Thursdays and Sundays, around buildings B and C. Volunteers may contact Corinne at the office. This

will ensure the survival of the plants and trees until the final leg of the irrigation system is installed next year. We also need to water the plants on the outside of the pool area as they are being neglected. We have invested in plants to make our complex more beautiful, please help in the care and maintenance of them.

c. Fire and Security

1. The installation of the FOB system is complete. We are having a training session in the office with Sentinel, on Tuesday.
2. The front door key was recoded and will be available for council members only. This key will only be required in case of an emergency such as a power failure where the back up system also fails. We can still open the front doors with the new key.
3. We will call to see what is involved in Block Watch and the need for us to have a co-captain.
4. A reminder to all owners to be cautious and **do not let people into the building that you do not know. Do not open the door to anyone who buzzes you, if you do not know him or her.** There was a break in to the building C parkade and bike locker and the door between building C and D was breached. Precision door was on site June 28 to secure the breach to the buildings and locker. Nothing was reported as taken.

d. Maintenance

1. We are waiting for PR Restoration to commence the warranty deficiencies as identified by RJC.
2. The fans in the hallways are set on summer hours.

e. Shared Facilities

1. The pool patrol schedule has been issued. Pool patrol will be asking for green and orange pool tags, and monitoring unruly behavior and monitoring children's hours.
2. The repair of the pool table is complete and a new shuffleboard has been purchased, at a very reasonable price. We are faced with an ongoing weekend problem of unruly behavior in the games room. Beer is being spilled on the newly recovered pool table and the room is not being respected. There has been too much costly damage, council has voted in favor of installing a video surveillance camera for extra security.

3. A third garage sale is to be held on July 10, with costs being incurred by the owners who want to participate.
4. Ashford and Woodridge have sent a letter of response to Stephen Hamilton, concerning the shared facilities agreement. Council will discuss and respond to Stephen as required.
5. A plan to budget for new lounge chairs in the pool area will be put together for the AGM for next year. The current lounge chairs are getting very dilapidated and are requiring a lot of repair. We are looking into the most cost effective way to replace them with rust resistant but sturdy product. If you have any ideas please advise the Cypress office.
6. We need a new person to look after the Lounge Rentals. Perhaps the members of the Social Committee would consider it.

5. NEW BUSINESS

- a. There will be no refunds provided for old keys - due to the cost of providing new door locks late 2004 and the cost to implement the new FOB system.
- b. Council discussed a request that the strata implement a by-law giving the strata the right to approve all renters. Council declined to proceed.
- c. Council will look into the power smart system for the parkades and above suite lighting towards the end of the year. If approved at the AGM, we would then have time to implement the system within the limited period provided.
- d. An owner will be providing handyman services for a few outstanding projects.
- e. Council received an invoice for handyman duties performed but were not requested. Council voted to request a reduction in the final invoice amount.
- f. IBM will be back to complete the power washing of the brick around the building. There are four areas where the brick is still stained.
- g. By-law infractions will be handled in the following manner, as approved by council:

A first infraction will involve receiving a letter.

A second infraction will be a reminder letter.

A third infraction will be a \$50 dollar fine.

Repeat violations will result in an increased fine of \$50 dollars per month to a maximum of \$200 dollars per month.

First months notice= written notice

Second months notice=reminder written notice

Third months notice= \$50 fine

Fourth months notice=\$100 fine

Fifth months notice=\$150 fine

Sixth months notice=\$200 fine

Every month from there on in is a \$200 fine.

6. OLD BUSINESS

a. The pathway to the realty signs has been completed. Realty signs are not to hang on the ground.

b. Council may develop a 'realtor's rule package' which would be included in the Welcome Package that new owners receive. Included would be confirmation that lock boxes are not allowed on the property and that it is an owner's responsibility to advise the realtors of this. Council will continue to remove and dispose of lock boxes located on the property, as it poses a security breach.

c. Payroll calculations are now being tabulated according to the current laws.

7. CORRESPONDENCE

a. Council will be sending a letter to an owner regarding an ongoing noise complaint. If the problem continues past July 15th, fines will be implemented.

b. An owner was upset with the cost of a remote at \$50.00. Council agreed that the previous council's decisions regarding cost of the remotes will be honored - thus the cost of \$50.00 will stand. There are no refunds for remotes.

c. A second letter will be sent to the three owners who did not allow access for chimney cleaning. This is a fire regulation, and **MUST** be done on a yearly basis regardless if you are using the fireplace or not. Proof of chimney check is required or a fine will be levied.

d. An owner is upset that a lockbox was cut off and wants all keys and the lockbox replaced. It has been minuted numerous times that lockboxes are not allowed on the property. Council voted to decline reimbursement - as

the realtor is trespassing and the onus is on the owner to read the minutes. If you have any question regarding the sale of your unit, please call the Cypress office.

e. A letter was received regarding the planter boxes above buildings B and C being overgrown with weeds. Council voted to remove the soil for the time being.

f. A letter was sent to an owner who is parking very crooked in their stall and infringing on the adjacent stalls.

8. FINANCIALS

a. May receivables are \$4,654.52 (which is mostly comprised of toilet replacement costs.

b. April & May Cypress Shared Facility Statements have been issued.

c. Laundry money will be collected shortly.

9. OTHER BUSINESS

A note to all owners/tenants; *PLEASE* identify your bike/s in the bike locker. We are looking to organize the locker, so that bikes the bikes not being used frequently are behind the bikes that are being used regularly. A **Bicycle Clean Up Notice** will be sent out shortly. you.

9. NEXT MEETING: Wednesday, July 27th, 2005

Meeting adjourned at 9:47pm.