

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, October 26, 2011

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| 1. PRESENT: | Gordon Farrell Terry Ash Muffet Chambers Corinne Inglis | Cheryl Jones Carole Borthwick Aviva Levin |
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REGRETS: Larry Makutra

2. CALL TO ORDER: 7:00 pm

3. ADOPTION OF MINUTES

- a. September 28, 2011 - approved with the following corrections. Invited guests name should read 'Levin': 8c should read 'approved once corrections are made'.

4. COMMITTEE REPORTS

- a. **Social** - A huge thanks to Carole and Gord for organizing this year's volunteer party. The Volunteer of the Year was Carole Borthwick and Bob Hedges was acknowledged as the Neighbour of the Year.

b. Grounds and Gardening

- 1. Report from the Gardening Committee
 - * The gardening room was cleaned up by Don Hryhorka
 - * The red river rock that was laid down outside the office needs to be moved into the pool area and installed along with the additional three bags of red river rock that are currently in the gardening room. *To be completed next spring.*
 - * Winter planting in front of the Cypress sign? *Budget to be determined.*
 - * Mavis has planted winter plantings in the pots located at the front of the buildings. *Some plants have already been stolen from these pots which is very discouraging.*

c. Fire & Security

- 1. Fire Plan and Fire Marshals
 - *There was a ground fault problem in Bldg C causing the fire panel in the

lobby to buzz. Executive Fire was called out and found the problem on the 2nd floor north where a loose wire was found and where the ground wire was touching other wires which it is not supposed to do. *The problem has been corrected.*

2. Block Watch - No Report
3. Security - No Report

d. Maintenance

1. We have been using portable heaters in the elevator rooms to keep the oil in the elevators warm during the winter which allows for smoother operation. *Council to obtain quotes on permanent base heaters c/w a thermostat as it may be more expensive overall to continually replace the portables.*
2. Carole and Gord will be attending the upcoming CHOA seminar on 'Developing a Maintenance & Operations Plan' being held in November in White Rock.

e. Shared Facilities

1. Council to discuss installing cameras in the pool area for next year. *Terry will do a feasibility study and report back to council.*
2. Council discussed installing bird wire at the top of the fence at the pool to keep pool jumpers out. *Our insurance company suggested we speak with legal counsel to see if there would be any liability involved. To be proactive, council asked for Lindahl Aluminum to provide suggestions for future fence replacement with aluminum fencing that might curb this problem.*
3. Council to consider changing the lounge rental agreement so that set up and clean up may be done before or after hours if it does not interfere with other functions. *Deferred to next meeting when the rental form will be reviewed in its entirety.*
4. The concrete stairs at the back of the lounge require repair. A contractor visited the site and is to put forth a proposal. *We have not heard back from this contractor. Muffet knew of a company that provides this type of service. They will be contacted for a quote.*
5. The defective counter top with Suncrest has not yet been repaired. *They have been contacted several times regarding this issue.*
6. The Satellite dish and surrounding walls have been removed from the roof of Bldg B. Repairs to the roofing membrane have also been completed. *Some damage to the elevator wall remains. RJC will be contacted to see if the wall should be repaired with stucco or a flashing with sealant.*

5. NEW BUSINESS

- a. The date for the AGM has been set for Tuesday, December 6, 2011. *Council to discuss resolutions and budgets for the AGM. The Shared Facility Budget must be issued by November 1, 2011 at the latest.*

b. For Recycling information please contact:

BC RECYCLING HOTLINE AT 604 732-9253

c. We have received several quotations to provide an audit of our financials. One of the CA's advised that we should have been filing a tax return as per new regulations that came into effect a few years ago. *We are wondering why our financial managers did not advise us of this. Council approved D. Guthrie to provide a three year audit covering 2009, 2010 and 2011.*

6. OLD BUSINESS

Remediation Project - Ocean West (OW) and Read Jones Christoffersen

- a. The remediation work will be completed in late November.
- b. It currently appears there may be a surplus at the end of the remediation project as most of the money slated for rot has not been used. *If the value of the surplus exceeds \$100.00 per suite; it will be refunded to owners based on their unit entitlement.*

7. CORRESPONDENCE

Incoming

- a. A thank you email was sent by an owner for sending a letter to the Yellow Pages requesting that they do not continue the practice of delivering Yellow Pages to suite doors.

Outgoing

- a. Letter sent to a suite along with an invoice regarding replacement of their balcony door. *Payment was received.*

8. FINANCIALS

- a. Accounts Receivable as of October 15, 2011 is \$15,376.92

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| Late Fees | 3 suites |
| Lockers | 2 suites |
| Parking | 1 suite |
| Other | 1 suite |
| Strata Fees | 1 suite |
| Legal Action | 1 suite |
| Foreclosure | 1 suite |

- b. Woodridge September SF statement has been received.
- c. Approval of September financials required
- d. Woodridge 2012 Shared Facility Budget has been received.

9. OTHER BUSINESS

10. EMAIL VOTES;

- a. Council approved two members attendance at a *CHOA* seminar.

11. MEETING ADJOURNED: 9:15 PM

12. NEXT MEETING: Wednesday, November 30, 2011