

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Remediation Meeting
Wednesday, November 24, 2010

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| 1. PRESENT: | Gordon Farrell
Larry Makutra
Max Dragun
Corinne Inglis | Carole Borthwick
Cheryl Jones
Steve Tosh
Carla Evans |
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INVITED GUEST: Barry Kinakin, RJC

- 2. CALL TO ORDER:** 6:40 PM

3. PROPOSED REMEDIATION WORK

- Barry advised that the remediation contractors are very busy with corporate work as their funds must be spent before March 31, 2011.
- Prices from the contractors may drop after this date
- It would cost us appx \$7,000.00 to retender the project and change the scope of work
- A building envelope contractor was recommended that prefer smaller projects and also provide exterior maintenance to strata corporations such. Their work includes sealants, caulking, eaves and gutters as well as building envelope construction expertise
- RJC suggest we hire this contractor to provide costing that council could use prior to tendering.
- Several variations regarding the scope of work were discussed (due to the contract price coming in substantially higher than anticipated) and the following possibility was approved by the council:

Option 1 - remediate the entire north faces of both Buildings A & C (defer balcony stack 337/238/138 and 320/ 221/ 121 and 316, 217, 117 entirely).

Option 2 - remediate the north faces of both Buildings A & C (defer the 305/306 deck on Building A and east wall elevation on Building C plus the balcony stacks noted in Option 1).

Option 3 - remediate either the entire north face of Building A or the entire north face of Building C (defer the balcony stacks noted in Option 1).

The Building Maintenance Committee completed a walkabout of all buildings recently and in discussion with the Strata Council is deliberating on the need to remediate all of the remaining wall systems within the next five years rather than cherry picking by doing individual balcony stacks. Some original bay window systems are showing stress as they are now 30 years old which has prompted the Strata Council to revisit their approach to the upcoming remediation. We will also need to purchase a 3rd Party Warrantee (St. Pails) on the remediation work that would cover a five year period. 10 year plans are no longer available. Cost would be approximately \$10,000 - \$20,000.

4. BUDGET

The Strata Council approved the amended budget and unit entitlement that will be proposed at the upcoming AGM in February. No date for the AGM has been set but a tentative date is Wednesday, February 23, 2011.

5. LIGHTING FOR THE POOL PATIO AREA

A photo of a new fixture was presented to council for the patio area. Carole is to research other options available and present them to council.

6. MEETING ADJOURNED: 8:45 PM