

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting Wednesday, November 30, 2005

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| 1. PRESENT: | Tom Hargraves
Maureen Buchanan
Peter Yeung
Amy Hendricks | Caroline Cote'
Joanne Parkinson
Corinne Inglis |
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2. CALL TO ORDER: 7:05pm

3. ADOPTION OF MINUTES

October 26, 2005 minutes were approved

4. COMMITTEE REPORTS

a. Social

The prizes for the AGM are all ready to go! We are looking forward to a great turn out.

b. Grounds and Gardening

1. There are many leaves to be cleaned up; they are being dealt with on a weekly basis. Paddy is working on spraying the ivy and keeping it a foot away from the buildings.

c. Fire & Security

1. Dryer vent cleaning in the common laundry room and roof vent cleaning has been completed.
2. Caroline has received Block Watch stickers for participants to put on their windows or doors. Being that we are an apartment complex, it may be better to affix the decal to the front doors of the building, as it would help to deter criminals from entering the premises.
3. Cleaning and inspection of all chimneys has now been completed.

d. Maintenance

1. Tom is looking to recruit new members to the building maintenance team to provide inspections of the buildings - both

interior and exterior. Currently a new report needs to be compiled to be sent to PR regarding areas that were incorrectly caulked.

2. An interior walk about of the buildings needs to be scheduled bi annually to keep on top of any issues. If any resident notices areas requiring repairs or anything they do not deem as "right" they are encouraged to call the office and leave a message so that it can be addressed as quickly as possible.
3. The leak in building "C" is being looked after by the remediation insurer. The membrane at ground level has been determined to be the likely the cause of the leak. Repairs will commence shortly.
4. Owners are storing their belongings on top of their lockers in the locker room. We have been advised that this is a fire hazard and owners have been given until January 1, 2006 to remove these items.
5. TLC, the cleaning company, has advised us of several issues in the parkade of Building "C" including a pile of fecies in a parking stall and a dead mouse.
6. Critter Rescue has removed several squirrels from the parkades. We now need to seal off the parkade entrance points to prevent future instances.

e. Shared Facilities

1. A count of assets is complete in the games room.
2. The men's gang shower repairs are almost complete. It should be finished within two weeks.
3. Stephen has drafted a letter to the members of Shared Facilities to inform them that we need to resolve the issues raised, in a timely manner, or we will be forced to lock all the Cypress Point Shared Facilities as of April 1st, 2005.
4. 2000 Shared Facility Adjustments are almost complete. Journal entries will be generated to correct costs in 2000 that applied to Shared Facilities and were paid solely by the Cypress Operating account.

5. NEW BUSINESS

1. A few owners have received bylaw infraction notices. One owner has been granted permission to replace his garborator.
2. An owner has now completed their chimney inspection and has informed the Strata Corporation that they are proceeding with arbitration against the Strata Corporation.
3. A current appraisal of the Cypress Point premises was completed on October 1, 2005. The insurable cost of the buildings is estimated at \$15,848,500.00.

6. OLD BUSINESS

7. CORRESPONDENCE

- a. Follow up e-mail received from an owner re the newsletter.
- b. Suggestions received from an owner regarding the wording of a resolution re the bylaws.
- c. Owners re two commercial vehicles, advise they are not permitted by the City of Richmond to park on the street.
- d. Letter received from a law firm re the newsletter and legal counsel has forwarded a letter of response.

8. FINANCIALS

- a. As of November 17th, accounts receivable are \$2,436.33.
- b. Financials have been approved for the months of April thru to September 2005.
- c. The September Cypress Shared Facilities financials have been issued.
- d. Council has approved transfers within different accounts to tidy up financial entries going back many years.
 - 1) \$3,435.03 from the hold back account has been transferred to the contingency fund.
 - 2) \$2,835.50 is showing as a receivable from PR.
 - 3) \$3,251.89 from a deposits held account will be transferred to the contingency fund.

9. OTHER BUSINESS

Council discussed the agenda for the upcoming AGM

DID YOU KNOW... firewood is much cleaner burning than most chimney logs that claim to be a better, cleaner alternative to real logs??? Artificial logs can contain amounts of wax and other materials that, without annual cleaning, can clog up and cause damage to your chimneys

10. NEXT MEETING: AGM, Wednesday, December 7th, 2005
Meeting Adjourned at 9:25PM