

STRATA PLAN NW 2050  
Strata Council Meeting Minutes  
Thursday, July 27th, 2023

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| 1. <b>PRESENT:</b> | Gordon Farrell<br>Joanne Parkinson<br>Murray Thompson | Linda McLaren<br>Carole Borthwick<br>Audrey Montero |
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**REGRETS:**

2. **CALL TO ORDER:** 6:35 pm
3. **ADOPTION OF MINUTES**

Wednesday, June 28, 2023 Strata Council Meeting Minutes were approved by email.

**COMMITTEE REPORTS**

**4.1 Social**

No reports.

**4.2 Grounds and Gardening**

**4.2.1 Landscaping**

Yamato Landscaping Inc. maintains the grounds surrounding Cypress Point on a weekly basis. Yamato assisted us in preparing the parking lot for the painting of the lines by cutting all the plants in the way of the painting and cleaning up other sections, which made a significant difference when Atlas Painting, the painting company, arrived on site. Yamato has been pruning trees around as some trees overgrow during this time of the year.

A few trees have been dying around Cypress Point and we schedule the arborist to assist us with assessing the situation around the gardens. The new water restrictions don't help, but we will try to make sure they trees are properly watered and if any issues arise from the assessment find the solution and act upon it.

"Please follow or refer facebook@yamatolandscaping: we upload our job pictures on every visit."

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#### 4.3 **Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link [www.facebook.com/richmondblockwatch](https://www.facebook.com/richmondblockwatch) and like our page to keep up with all the goings on here at Richmond Block Watch.

Reports regarding safety in various parts of the city have increased. Please keep in mind your safety and the safety of your neighbours. Please do not open the door for staff or anybody else unless you are familiar with the person who is standing behind it. The individual asking for admittance will fully comprehend the circumstance and should contact the person or family he is visiting or wanting to see.

#### 4.4 Maintenance

4.4.1 The pest control, Assured Environmental, continues to visit and service Cypress Point on a monthly basis. We have received concerns from property owners concerning rodents near Building B's entrance and squirrels getting into the roof top regions of the structure. On July 27, 2023, Assured Environmental arrived on site to investigate the condition around Building B. A complete report on the steps Assured took and the follow-up servicers will be published in the next Strata Council Meeting Minutes.

4.4.2 Two loose tiles in front of the elevator in Building C 7651 were repaired.

4.4.3 The elevator in Building C was reported to be not working. A technician from Richmond Elevator attended the issue; the problem was that something was jammed on the bottom of the elevator, preventing it from moving upwards. Thank you to everyone who reported the problem and provided feedback to the office.

4.4.4 Corona Plumbing and Talbott Drywall Company will be working on Building A and B to complete plumbing pending work:

On August 2, 2023 Talbott Drywall will be repairing the ceiling in Building A, lobby area due to a water damage issue. Also creating an opening on the first floor between suite 110 and 111 for Corona to make repairs into the plumbing due a minor leaking pipe.

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The same day Talbot will be opening part of the ceiling in Building B, first floor, by the elevator area.

Corona Plumbing will have a water shut down of Building B on Tuesday, 8th and Wednesday, 9th, 2023, from 9 a.m. to 5 p.m. Please prepare accordingly. The water is turned off in order to repair the pipes that run along the building's ceiling. Corona will attend to the repairs in Building A, between suites 110 and 111, during these periods.

- 4.4.5 During the month of July, the handyman attended to the following jobs around Strata:

Cleaning and closing an irrigation box that had been left open and leaves and dirt were present.

Checked and fixed the handrail along the stairs in Buildings A, B, and C.

Repaired a broken wooden log along the flower beds in front of Building A.

Re-installed the garbage notices that had fallen down.

- 4.4.6 Some ventilation turbines on the roofs are making noise and need to be fixed or replaced. Strata Council approved that if Corona Plumbing and Heating can't accommodate us soon in their schedule, we will request another company to send us a quote. This job is still pending.

- 4.4.7 After the snow fall at the end of December 2022, followed by the heavy rain, water came into SL20 and SL09 from the deck next to SL28 in Building A, 7511. The emergency repairs were completed by Canstar a few months ago. Repairs on SL09 and SL20 have been completed. Thank you to the owners that waited this long to see project finally completed.

- 4.4.8 Regarding the kitchen drain problem in SL84. There has been consultation with Atlas-Apex regarding what is need it and cost to come with a more permanent solution for the drain problem in SL84. At this stage Corona Plumbing will indicate where the opening will be performed and Atlas-

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Apex, the roofing company will go ahead with the work. Corona estimates that the job regarding the drains can be done by the end of August, or beginning of September 2023. We have reminded Corona one more time of the urgency on this project. Meanwhile Corona will schedule SL84 for a cleaning of the drain before scheduling to the more permanent cleaning system.

- 4.4.9 Kindly remember to dispose only water through your kitchen sink, as well as bathroom sink. Oils, small amounts of food scraps and others should be disposed into a different container. The appropriate procedure of disposal will save each of the owner's money, time and inconveniences. Please take the time to make sure you are disposing only water through the kitchen and bathroom sinks. Your cooperation is greatly appreciated.

#### **4.5 Shared Facilities**

##### **4.5.1 Games Room**

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

##### **4.5.2 Lounge**

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the

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lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

During the month of July, the lounge was rented 3 times.

#### **4.5.3 Exercise Room**

The exercise room is not large and can only accommodate 6 participants at a time.

Currently, the exercise room has a fan that works, but it is very weak. Kindly remember to open and close the windows gently. Also remember to check that all the windows are closed if you are the last person leaving the exercise room. We appreciate your cooperation.

If you have company at the gym, please consider using headphones, as requested by Strata Council. It would be preferable to keep the music to yourself out of respect for other gym patrons. We appreciate your cooperation in advance and your understanding.

Thanks to all residents using the facility for keeping the area clean and organized.

Please do not unplug the equipment in the gym.

#### **4.5.4 Pool**

The pool has been open since May 17, 2023 after approval after the inspection by Vancouver Coastal Health.

Last year, when the pool season came to a close, the strata council met with Imperial Paddock and Pools' owners to discuss the problem with the broken hot tub. They informed us that they would take care of the hot tub and that it will be fixed by the start of the season. While working on the hot tub, Imperial Paddock was unable to test it because the plumbing had been winterized. They had to wait until the spring when the pipes were once again de-winterized. When the hot tub was checked, the results showed that it was leaking, leaving little time for repairs before the pool was opened.

The plumbing on the hot tub was tested. A leak was found in the heated return and also in the jet return line. The hot tub is very old and is showing signs of its age. Multiple jet return housing in the wall are broken and cracked. Voids found in and

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around these jet housing. Skimmer housing is cracked and been poorly patched. BC Leak Detectors recommends the hot tub to be completely remodeled. This would include cutting concrete around tub and installing all new plumbing, fittings and tile.

The estimated cost would be \$40,000 to \$50,000.00

The company also recommends removing the palm tree from area near the hot tub.

After consulting on the recommendations for the hot tub and the amount of funds needed, Strata Council has approved to include this item in the next Annual General Meeting Agenda, for the owners to decide what they would like to do in regards to the hot tub. From now until the package for the general meeting is assembled, owners are welcome to send their recommendations in regards to the hot tub procedures.

Four tags are included with each suite—two for the family and two for visitors. If you require a tag, they cost \$8.00 each. If you don't have a tag, kindly get in touch with the office to make arrangements for buying them.

It was reported by owners that the morning of July 27, 2023 a group of people were in the pool around 3 am. People in pool were seen and heard of smoking and making noise. This is a bylaw infraction and a disrespectful act to the fellow owners who are resting and trying to get a good night sleep.

The locksmith was on site on July 11, 2023 to attend the pool door on the south side which was not locking properly. Kindly remember to properly close the door behind you any time along Cypress Point. Thank you for your cooperation.

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**CYPRESS POINT POOL RULES AND REGULATIONS**

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with. **(OFFENDERS WILL BE DENIED USE OF THIS AREA).**

**NO PERSON SHALL ENTER THIS POOL WHO:**

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
10. Is under 14 years of age unless accompanied by an adult (19 or older)

**NO PERSON SHALL IN THE POOL AREA:**

11. Eat or drink
12. Carry glass containers of any kind
13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool.
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

**CHILDREN**

Huggies or Pampers are **not acceptable** swimwear. Cloth diapers with a plastic pant or 'Little Swimmers' are acceptable by the Richmond Board of Health Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.

**Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 8:00 PM**

**NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!**

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**CYPRESS POINT POOL RULES AND REGULATIONS**

Green or orange pool tags must accompany all users of the pool/spa.

**4.6 Bylaws**

Council would like to invite you to visit the Cypress Point website:  
<https://cypresspointstrata.github.io/> under Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

The strata corporation's bylaws amendments have been filed with the Land Title Office. Please find attached the most recent bylaws for your records.

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

**5. NEW BUSINESS**

- 5.1 Strata NW2050 Council is pleased to share the information of the new insurance premium for the year 2023-2024. Please find attached the Strata Protect Insurance Renewal.
- 5.2 It was reported that two vehicles were close to a collision in Cypress Point parking stall in Building B. Kindly remember to slow down when in the parking area.
- 5.3 On Thursday, July 20, 2023 we had on site Atlas Painting taking care of the parking stalls lines for visitors and for rental stalls in Building A, B and C. Thank you to all owners who had to accommodate their vehicle somewhere else while the painting was in process.



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- 5.4 Please be advised that you will be fined for not following proper recycling and garbage disposal procedure. Kindly find attached the information for proper recycling and garbage disposal. For owners in Building B 7531, each suite received a paper copy of the information

**6. OLD BUSINESS**

- 6.1 We have received several complains from owners regarding the present condition of the balconies in Cypress Point. After some deliberation, Strata Council agreed to give all owners a letter/checklist to go over your balcony and rooftop decks. Owners will have time to make the necessary adjustments. If the bylaw violation continues after the time limit, a fine will be imposed.

Owners with rooftop decks will get a letter from the strata council outlining their obligations. The Property Committee will examine and evaluate the balcony at a designated time. This task is still pending and will be carry out during the next few weeks of September 2023.

- 6.2 If you are contemplating buying an electric car, please be aware that the buildings at Strata NW2050 do not have the electrical infrastructure to support car charging stations. There would be a considerable cost to modify our electrical systems and any upgrade project would need to be voted on by all owners.

If you are interested in finding out what needs to be done kindly consider joining a committee to work on this new project. Council would like to invite you to participate if you are interested in meeting with SL96 and anybody else who can help with this project. Any information you may have or would like to share about the subject will need to be address to the EV committee.

Thank you, SL24, for volunteering being part of the committee. There will be a follow up plan for the members to get together and act on the EV.

- 6.3 Thank you to all owners who have sent in their car insurance information to the office. If you have not done so already, kindly send the information to the office electronically or you can leave a copy of it at the office. Starting

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May 1, 2022 license plate validation decals were no longer required on BC vehicles. Since there is no physical evidence of the owners' up-to-date insurance with their vehicles, Strata Council is requiring a copy of your annual insurance to be kept on file in order to be sure that everyone is in line with the requirements of parking in the Strata corporation.

- 6.4 As of July 1, 2023, there are two storage lockers available. The monthly payment is \$30. If you want to rent a locker, please contact the office.

## 7. CORRESPONDENCE

### Incoming:

- 7.1 SL84 enquiring about the drainage problem and the aggravation of waiting for more permanent repairs and noticing the delay in this response.
- 7.2 SL106 requesting approval for renovations in the suite. Strata Council received all forms and requirements and approved of the renovations.

### Outgoing:

## 8. FINANCIALS

Fund review as of April 30<sup>th</sup> and May 30<sup>th</sup>, 2023

	<b>April 2023</b>	<b>May 2023</b>
Contingency Fund	540,160.40	546,346.38
Special Levy Fund Carpet	577.44	579.99
Re-piping Fund	69,133.74	70,694.63
Exterior Building Fund	51,997.53	53,064.21
Future Remediation Fund	208,689.85	217,971.78
Gutters Levy Funds	57,752.06	19,287.62
<b>Net Income Current Year</b>	<b><u>-949.92</u></b>	<b><u>-2,737.84</u></b>
<b>Owners' Equity</b>	<b>\$927,361.10</b>	<b>905,206.77</b>

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9. **MEETING ADJOURNED:** 8:01 pm

10. Next Strata Council Meeting Wednesdays, September 27, 2023. There is no meeting schedule for the month of August 2023.