

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

- | | | |
|--------------------|-------------------------------------------------------------|------------------------------------|
| 1. PRESENT: | Gordon Farrell
Cyrus Pun
Linda McLaren
Billy Leung | Joanne Parkinson
Audrey Montero |
|--------------------|-------------------------------------------------------------|------------------------------------|

REGRETS: Carole Borthwick
Lindsay Armstrong

2. **CALL TO ORDER:** 6:50 pm

3. **ADOPTION OF MINUTES**

January 24, 2018 Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**
No reports

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Due to the weather conditions, work around the gardens has been minimal.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links with information on Block Watch.

Criminal Activity Map: <http://csgeo.city.richmond.bc.ca/>

Richmond Block Watch:

<http://www.richmond.ca/safety/police/prevention/blockwatch.htm>

Richmond RCMP News Releases:

<http://www.richmond.ca/safety/police/news/releases.htm>

4.4 Maintenance

1. 4.4.1 Building A 7511 Fan – After it was reported that the fan was making a lot of noise, electrician Max Dragun was called in to check out the problem. He reported that the pulley set screw had worn out and was loose. He replaced it with a new one and used a lock tile on the threads to prevent the issue from happening again.
- 4.4.2 The Hytec Water treatment system was inspected and is in excellent working condition. Service included several water tests and replenishment of Hytec consumables. The treatment application was confirmed to be adequate. Dosages were adjusted slightly in order to maintain optimal treatment level.
- 4.4.3 Gutter cleaning & Inspection was performed on February 1, and 2. A well maintained gutter system has a lot to do with maintaining the good condition of our roofs, walls, foundation and landscaping.
- 4.4.5 Assured Pest Control: Inspected common areas and treated as necessary. They replaced rodent baits and replaced gluetraps in areas where needed. Minor exterior rodent activity was reported.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

- 4.4.6 The elevator in Building B 7531 has been reported for emergency service five times since December 26, 2017 until now. A few parts have been replaced, and on a few occasions when the technician arrived on site found the elevator working with no sign of a problem. He attributed the trouble to the cold weather and to the fact that the elevator is quite old. Thank you to the residents for reporting the problem. At this time, please report the problem to the office first and/or a Strata Council Member before calling the elevator company directly, unless there is an emergency like somebody being trapped in the elevator.
- 4.4.7 Council would like to thank all of you who helped with the snow removal during our last few snow falls. Strata has been paying for the removal of the snow and the salting in the areas most travelled, like stairs, pathways, etc. The more we can do ourselves the more savings for all.

4.5 Shared Facilities

4.5.1 Exercise Room

The elliptical bought in 2008 needs a replacement of one of its parts which will cost \$890.00. A new elliptical costs around \$2,400.00 with a manufacturer's warranty of 3 months. Fitness Town Service is recommending changing the equipment every 8 years. Council approved to have the machine repaired.

4.6 Bylaw Committee

We are still waiting to hear from Clark Wilson with regards to the bylaws. They are reviewing them and will send us feedback.

5. NEW BUSINESS

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

6. OLD BUSINESS

- 6.1 Fire January 25, 2018. Please find attached letter update.

7. CORRESPONDENCE

Incoming:

We received a quote from TopWest Asphalt Ltd., to work on the hole which is between the parking gate in Building A and the parking gate Building D. The quote is for \$2,250.00 + GST.

Outgoing:

8. FINANCIALS

- a. Accounts Receivable as of December 31, 2017 was \$1,700.12
- | | | | |
|------|------------|------|---------|
| SL05 | \$50.00 | SL52 | \$50.00 |
| SL20 | \$1,434.60 | SL54 | \$15.52 |
| SL92 | \$90.00 | SL90 | \$60.00 |

9. MEETING ADJOURNED: 8 pm

10. NEXT MEETING: Monday, April

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

REFERENCE: March update on reconstruction in Strata Building B 7531

Dear owners at Strata NW2050, Cypress Point

This email is intended to provide you with a review and some updates regarding the fire in Strata Building B 7531 on the afternoon of Thursday January 25th.

REVIEW:

- No one was hurt. No one was home at the time in the suite where the fire started.
- The fire started at the top floor corner suite. The currently affected Building B suites are: 124, 226, 324, and 325. The damage is from the fire and/or water. The fire department have said these owners/tenants will not be allowed to stay and will have to temporarily move out.
- The demolition of parts of the building structure has started in all affected suites in Building B 7531. Scaffolding has been erected so that debris can be thrown down a large chute into a metal bin below. The scaffolding is also used to create a cover over the affected area of the roof. This cover is used to prevent any additional water entering the structure when the workers are doing the repairs. During the construction process the scaffolding and metal bin will block off a portion of the fire lane and walkway. These areas will also be surrounded by temporary fencing. The white tarp like material in the hallways and stairwell is needed while the construction is happening to protect the stairways and carpets. PLEASE exercise extra caution if you need to be in these areas.
- The initial Strata insurance adjuster estimate for the building repairs will be approximately \$350,000 to \$400,000 and could take about 6 months to a year to complete

UPDATE:

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

The cause of the fire has been listed as 'Undetermined'. The fire investigators eliminated the following from being the origin of the fire:

- Kitchen stove overhead vent.
- Clothes dryer vents.
- Paint and painting related materials stored on the outside patio deck.

They identified cigarette butts in several locations on the outside patio deck within some planter pots. Also, there was a burned out planter pot in the area of the fire origin. Therefore, they are most suspicious of the possibility of a smoldering cigarette butt. Speculation only.

Demolition continues and will hopefully be completed next week. They are currently opening up walls and ceiling to determine all the areas that any smoke and water may have traveled.

From opening up the walls and ceiling the construction crew has identified other concerns that are not directly related to the fire. These type of repairs may not involve the fire insurance and will be at the expense of the Strata:

- Unit 225, directly below the fire source unit, there is an area where water has been getting inside from the patio above. A support beam affected by the water ingress has some significant rot and will need to be replaced.
- Wiring inside some of the now exposed outer walls shows signs of rodents chewing on them. We have previously had issues with squirrels getting inside the building soffit vents. This is more problematic where there are tall trees close the buildings for the squirrels to jump to and from. A soffit vent is installed into the underside of the buildings eaves that permits fresh outside air to be drawn up into the attic. These chewed wires will need to be replaced.
- The method for which some of the roof and floor joists are hung appears to be inadequate. Some of these will require modifications so it can be brought up to current building codes. If the way the structure is built was to the building codes of 35 years ago, then this will be covered by the insurance claim under 'code upgrades'. If this was not to the code of 35 years ago, then the Strata may need to pay for additional joist hangers to be installed.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 28, 2018
Minutes

Again, this unfortunate fire is an excellent reminder that everyone that owns a suite in this Strata should have their own personal insurance. The Strata insurance does not cover the replacement of your furniture, clothes or appliances. The Strata insurance does not cover the cost for a place for you to live (such as a hotel) while the months of building repairs are being done.

Regards,
Gordon Farrell - President, Cypress Point - Strata NW2050
Cypress Point Strata NW 2050
Mailing address:
#338-7651 Minoru Boulevard
Richmond, BC V6Y 1Z3

cc: Strata Council, Cypress Point - Strata NW2050
cc: Audrey Montero, Strata Office Administrator
Office Tel: 604 279 1554
Office Cell: 778 886 0390
Office Email: cypresspoint@telus.net