

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, April 25, 2012

1. **PRESENT:**

Gordon Farrell	Terry Ash
Aviva Levin	Carole Borthwick
Corinne Inglis	Larry Makutra

2. **CALL TO ORDER:** 6:40 pm

3. **ADOPTION OF MINUTES**
 - a. March 2012 - approved by email vote.

4. **COMMITTEE REPORTS**
 - a. **Social** - Gord and Carole will be responsible for the food venue at the Volunteer Party. Aviva will be responsible for invitations and gifts as well as the AGM Raffle.
 - b. **Grounds and Gardening**
 1. Report from the Gardening Committee:
 - the grass has not been cut in the private yard on Plaza AB
 - the umbrella tree in front of 7531B requires pruning
 - the dead tree on the NW corner of 7651C needs to be removed
 2. Report from the Administrator
 - The pool area has been cleaned up and is ready for power washing on Thursday, April 26th.
 - The lava rock outside of Bldg A plus the bags of lava rock in the gardening room have been spread in the pool area by Tyax.
 - c. **Fire & Security**
 1. Fire Plan and Fire Marshals - Larry - No Report.
 2. Block Watch - Caroline - No Report.
 3. Security - Terry - No Report
 - d. **Maintenance**
 1. Bayside will be paying all outstanding WCB amounts for 2011 for any of our trades not found to be in good standing.

e. Shared Facilities

1. Imperial Paddock Pool have been on site repairing missing tile in the spa and on the back stairs to the lounge. They have been repairing the pool deck and also cleaning up and repairing the heater in the pump room.
2. A contractor will be on site to view the deteriorated cedar seating in the men's sauna.
3. It is being reported that empty pizza boxes and empty bottles of beer were left in the exercise room. Windows are also being left open and the free weights are being left strewn all over the matting which poses a tripping hazard. *Council will ask Fitness Town to assess the weights and recommend a form of proper storage for the weights so that they are not continually left strewn about. Aviva is to compile the set of rules for the exercise room and formal signage will be made and posted.*
4. Gord was to hold a shared facility meeting to ask for volunteers to assist with pool patrol. *Meeting will be held shortly.*
5. Lounge renovation - council confirmed details of new blind installation. The possibility of installing a tile dance floor was discussed. *Council prefer carpet tile throughout.*
6. Pool Patrol schedule - a schedule for pool patrol was issued. It may change if more volunteer names are added.
7. Fitness Town advise that a new part is needed for the Nordictrak E3800 - a new console overlay. *Corinne to email Nordictrak to determine value of this part and forward the cost to council for their consideration.*
8. An owner is advising that the condition of the fencing around the pool is becoming very rotted. Council may need to consider replacing the fencing in the next year or so. *Pricing could be obtained on replacement cedar fencing or replacement aluminum fencing. Council to discuss.*

5. NEW BUSINESS

1. Aviva to advise results of the need to order the bylaw package

from Clark Wilson. *Defer.*

2. Owners are reminded to ensure they carry tenants insurance on their suite. You can obtain a reduced rate with our insurer, The Cooperators. If you are interested please call 604 872-6788.
3. The result of the Structural Assessment of the rooftop deck has been received. A horizontal split was observed through one of the joists above the bearing wall. Both joists on either side of the opening were visually out of plumb. RJC advise that a conclusive cause for the split in the roof joist cannot be determined until further investigation has been completed. Repair of the area is recommended.

6. OLD BUSINESS

Remediation Project - Ocean West have one more new deficiency to correct on the new balcony railings. This will occur on Tuesday, May 1, 2012.

7. CORRESPONDENCE

Outgoing

- a. A bylaw infraction was sent to one suite for urinating outside Bldg A.
- b. A bylaw infraction was sent to one suite for not providing the appropriate rental forms and move in / out fees as per the bylaws.
- c. A bylaw infraction was sent to one suite for parking again in visitor parking. Council approved implementing a \$100.00 fine for this 4th offence.

Incoming

- a. An owner has suggested that he is willing to investigate the culprit who left old tires in the garbage area of Bldg A. *Council respectfully declined due to liability issues. Council would like to remind all residents that the City of Richmond has a depot where you can recycle your unwanted items.*
- b. Suite 202 has requested permission to upgrade their electrical using a certified electrician. *Approved.*

8. FINANCIALS

- a. Accounts Receivable as of April 17, 2012 is \$18,086.29. *One suite is largely responsible for the amount outstanding.*
- b. Woodridge December 2011 audited statement plus January, February and March 2012 financial statements have been received. Their December statement shows a small surplus which will be refunded on May 15th.
- c. Approval of October, November & March financials. *All financials were approved with corrections.*

9. OTHER BUSINESS

10. EMAIL VOTES

1. Council approved an open house for an owner.
2. Council authorized WCB be paid on two invoices for a trade.
3. Council approved the March 2012 minutes.

11. MEETING ADJOURNED: 8:45 PM

12. NEXT MEETING: May 30, 2012