

CYPRESS POINT ABC  
STRATA PLAN NW 2050

MINUTES OF THE STRATA COUNCIL MEETING  
THURSDAY, JANUARY 13, 2005

1. PRESENT: Craig Anderson, John Dub, Peter Yeung, Amy Hendricks,  
Ashley Davis, Corinne Inglis

REGRETS: Maureen Buchanan

INVITED GUEST: Tom Hargraves

Mario Uchman has resigned from council. A motion was made by 213 and seconded by 102 to approve Tom Hargraves appointment to council. Appointment was approved. Council approved the appointment of John Dub as Vice President.

2. CALL TO ORDER

- a. The meeting was called to order at 7:05 PM

3. ADOPTION OF MINUTES

- a. The minutes of December 7, 2004 and December 9, 2004 were approved by council.

4. COMMITTEE REPORTS

- a. Social

Shannon will continue looking after the Social Committee for the upcoming year. She will also continue to send out birthday, condolence, and get well cards when notified by the owners.

- b. Grounds and Gardening

No-one has yet been appointed to this task. We will discuss with Maureen upon her return from vacation at the next meeting.

- c. Fire & Security

Amy Hendricks will head up this committee. We need a few volunteers per floor in all three buildings for this committee. Corinne

is to show Amy how to use the fire panels. In case of fire, the fire department must be called. The panels and bells do not alert the fire department to a fire.

d. Window Repairs

All window repairs have been completed at this time.

e. Maintenance

Tom Hargraves will head up this committee. Peter suggested that we have a 5 to 10 year Plan regarding maintenance of the buildings. We need to proceed with interior and exterior building inspections. Exterior inspections will be concentrated mostly on the unremediated exteriors. Volunteers will be required for this committee.

## 5. NEW BUSINESS

a. Shared Facilities

Shared liability is a major issue and needs to be addressed as part of the negotiations. Craig and John will make up the list of issues that need to be addressed in the mediation talks. Ashley will be attending the Shared Facilities meetings with Craig and John

b. Warrantee Survey

The warranty survey has been sent out to all owners regarding our 10 year warranty regarding remediation. All suites are required to respond as all suites have had painting, caulking and new membranes on their balconies. Remediated suites also have new windows and exterior walls.

c. Gardening

We have a new gardening contractor starting January 1, 2005 called Premier Landscaping.

d. Woodridge Charges

A letter is to be sent to Woodridge requiring an explanation of legal fees, signs, down spout charges and gate charges.

e. Joint Venture Legal costs

A letter is to be sent to Brad Fenton, President, at Wynford Group, regarding Stephens's bill for services not being paid in full from the Joint Venture Contingency Fund. Only Ashford and Woodridge portions were paid from the joint fund.

f. Water Damage due to Flood

We have now received the adjustor's forms requiring the Strata Corporation to sign off on a flood originating from a suite. Charges are all in and form will now be signed by a Commissioner of Oaths.

g. Laundry Money

The money up to end of December was collected in the amount of \$152.00. The use of the common laundry room has dramatically decreased through the last several years.

h. Crane Toilets

Council propose that Corona do a complete inspection of all suites including tubs, sinks plumbing, toilets etc when we next gather all the keys up for chimney cleaning in the spring. Peter will look into obtaining another quote for toilet replacement.

i. Theft of Keys Claim

Council request that a letter or call be made to the suite regarding the \$5,000.00 deductible involved in the replacement of all suite keys. The owners insurance should pick up this cost. The insurance claim form was approved by council, for signatures by a Commissioner of Oaths.

j. Boiler Building C

We have had numerous complaints regarding cold water in Building C. Corona has found two problems that are contributing to this problem and will repair them as soon as possible.

k. Insurance

It is extremely important for all owners to have contents insurance on their suite.

l. News Letter

Council has approved drafting a newsletter twice yearly.

m. Hose Bibs

Hose bibs have been shut off for the winter.

n. Preauthorized Payments

Wynford Group had a problem with the PAP for January 1, 2005 and will be correcting the errors on February 1, 2005.

o. Council Meetings

Meetings will now be held on the last Wednesday of each month.

p. Council advise that residents were given written notice on February 4, 2004 that all residents would be towed from visitor parking, as visitor parking is for visitors only, and towing would be at the owners expense.

## 6. CORRESPONDENCE

a. Stephen Hamilton is looking for instructions regarding the Shared Facilities agreement and mediation.

b. The Strata Council has formally accepted the reduced rate increase of 6.5 % from The Wynford Group raising our fees to \$639.00 per month.

c. A tenant complained that his guest's vehicle was towed during the daytime and has requested reimbursement for the mistake. Approved by council.

d. As City Wide Towing have not reimbursed the Strata Corporation for the garage door that they pulled down, Craig is to advise council of an alternate towing company we could use. In the meanwhile, we will send them a letter advising them that we may cancel their service due to lack of payment of this invoice.

- e. An owner has requested permission to install a new skylight in the living room, which would involve putting a hole in the new roofing. Request has been denied by council.
- f. Co-operators advise that there is no change to our deductible amount for water damage.
- g. Letter received from an owner regarding smoking in your own suite as minuted in the AGM minutes. Any owner can smoke in their own suite, but not in the common hallways.
- h. Letter received from an owner regarding being fined for late payment of maintenance fees in December.. No fines are implemented until about the fourteenth of the month following, and council agreed that all owners could be sending in post dated cheques to avoid paying late. Request for reversal of fine was denied.
- i. One suite is three month in arrears with maintenance fees for the second time. Council voted to proceed with a lien.

## 7. FINANCIAL

### a. Receivables

October Receivables	- \$1,886.00
November Receivables	- (\$ 78.89)
December Receivables have not been received yet	

Financial Statements need to be approved for October & November 2004. December has not been received yet.

Next meeting is to be held Wednesday January 26, 2005 at 7:00 PM.