

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, August 26, 2009

1. **PRESENT:**
- |               |                  |
|---------------|------------------|
| Tom Hargraves | Joanne Parkinson |
| Larry Makutra | Carole Borthwick |
| Cheryl Jones  | Corinne Inglis   |

**REGRETS:** Steve Tosh, Gordon Farrell

2. **CALL TO ORDER:** 6:45 PM

3. **ADOPTION OF MINUTES**

- a. June 24, 2009 - approved.
- August 11, 2009 - approved.

4. **COMMITTEE REPORTS**

- a. **Social** - the Volunteer Party is scheduled for Sunday, September 26<sup>th</sup>.

- b. **Grounds and Gardening**

- 1. The Arborist sprayed the chestnut trees so that they would not bear fruit - but some fruit seems to have formed. It would appear that some of the work authorized this past spring has not yet been completed. *Corinne to look into this.*
  - 2. Pest control have been called in to deal with three hornet nests and have sprayed the perimeter of all three buildings for carpenter ants.
  - 3. Several shrubs around the grounds need to be moved as they have grown a lot and are dwarfing neighbouring vegetation.
  - 4. The banana tree will either be planted in the next month or so or kept in a green house until the spring.

- c. **Fire & Security**

- 1. Fire Plan and Fire Marshals - No Report
  - 2. Block Watch - No Report
  - 3. Security - No Report

- d. **Maintenance**

- 1. Two suites in Building C have plumbing leaks. One suite requires repiping which will involve both suites directly above. This work will commence on September 2<sup>nd</sup> and will involve a water shut down from 9am to 4pm to the suites involved and a hot water shut down to the entire building from 9am to appx 12 noon. .

- e. **Shared Facilities**

1. The pool will close for the winter on Wednesday, September 30.
2. Two owners have volunteered to help put away the pool chairs etc for the winter. Another owner has volunteered to work with them.
3. We need a new carpenter to look after and repair or replace parts on the pool chairs as the volunteer that has been doing this for years will not be available to look after this anymore. *Council will approach an owner who is a carpenter by trade to see if they would be interested in doing these repairs.*
4. Orb identified a problem with the Satellite receiver and it has been sent out for repair. Channel 5 has been a constant problem so hopefully this repair will permanently resolve the problem.
5. Council wish to advise the owners that Grant Haddock of Haddock and Company will be the Strata Corporations new Lawyer.
6. The Strata Council fine tuned some of the points they want Grant Haddock to consider when dealing with the possible lawsuit regarding Shared Facilities.

## 5. NEW BUSINESS

- a. Council discussed whether they would be willing to stay on council for another year.

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

### Incoming

- a. The adjustor forwarded a cheque in the amount of \$780.00 for an exterior area of the building that was not repainted. It was also confirmed that they will keep their eye on an area by a sliding door that may be a possible leak or it could also have been due to the unusual amount of snow last year.
- b. A letter has been received from Richmond Elevator regarding some controllers that are non compliant. A modification will be done if it is determined that we have these particular controllers in our elevators.
- c. A quote was received from Viscount to replace the enterphone at 7511A that has not been working at all. *Council approved the quote in the amount of \$4,756.70 and the enterphone has been replaced.*
- d. A new owner is requesting permission to install laminate hardwood floors in their unit. *Permission was granted as long as they adhere to the requirements stated in the Strata Bylaws.*
- e. An owner with an engineering background did some electrical work in their unit - which is supposed to be done by a certified electrician. *Council advise that this repair work must be approved by a Certified Electrician.*

- f. An owner is requesting permission to turn the water off in order for Bathfitter to install a new tub enclosure. *The valve would not turn on or off so Corona were called out to replace the valve. Permission granted.*
- g. Letter received from a new owner regarding items that they would like addressed:
  - 1. private deck - *The private decking will be addressed in the future and owners of these decks are reminded that they will be responsible for 50% of the costs involved.*
  - 2. sliding door - *All owners with wood windows or doors will be provided the opportunity to have repairs completed as we have done in the past.*
  - 3. repaint chimney stacks - *There is no plan at this time to repaint chimney stacks.*
  - 4. skylight enclosure - *Maintenance of the skylight enclosure is the owner's responsibility. Moisture from cooking and doing laundry can cause a moisture buildup in the skylight area.*
- h. An owner is requesting that they be allowed to replace their door to their private deck as they want to install a screen door. *These doors are a typical detail in all buildings and are fire rated. The Strata Council wishes to advise the owner to install a phantom screen as some of the other roof top deck owners have done. Permission to replace the door has been denied.*
- i. An owner is reporting that their skylight is cracked in several places. *All of the cracks appear to be on the inside of the skylight but the cause of the cracking is a mystery. Corinne to pursue.*
- j. An owner is requesting permission to remove the red brick from their fireplace. *Council advises that numerous owners have done this in the past. Permission is granted*

#### **Outgoing**

- a. Letter and copy of invoice sent to Colliers re a pothole repair.
- b. Letter and copy of invoice sent to an owner regarding a plumbing repair.

### **8. FINANCIALS**

#### **Accounts Receivable.**

- a. Accounts Receivable as of August 15, 2009 is \$422.17.
 

Parking	1 suite(s)
Move In/Out	1 suite(s)
Locker	1 suite(s)
Strata Fees	1 suite(s)
Late Fees/Fines	4 suite(s)
Other 1 suite(s)	Total 8 suites in arrears.

- b. Woodridge June and July statements have been received. Several months ago Remax was asked to contact The Wynford Group to determine the reason for a difference in the operating fund - past year's amount carried forward, which has been changed from the March to April statement. (It should be the same every month). The Wynford Group has not yet replied to Remax request. Woodridge show a surplus of \$25,097.86 as of May 31.
- c. Cypress SF Statements for May and June 2009 were issued.

## **9. OTHER BUSINESS**

### **a. Interpretation of two Bylaws**

- 1.6 A resident shall not park in visitors parking, reserved parking or the loading zone at any time, unless a temporary pass is displayed. *Council would like to remind ALL owners NOT to park in these areas at any time.*
- 5.3.f An owner shall not leave any items in the lobbies. *Council would like to remind owners that they are not allowed to leave anything in the lobbies including newspapers, magazines etc. These items are to be left in the mailroom area on the ledge below the mailboxes. Council will determine if a magazine rack would solve this problem.*

## **10. EMAIL VOTES**

- 1. July 2, 2009 - Council approved spraying the trees that were being eaten
- 2. July 14, 2009 - Council approved an owner installing laminate flooring as long as the proper commercial grade underlayment is used.
- 3. July 23, 2009 - Council approved a new hot water tank storage system be installed in Building B.
- 4. Council approved a November 30, 2009 due date for the Special levy monies.

## **11. MEETING ADJOURNED: 8:45 PM**

## **12. NEXT MEETING: SGM on Thursday, September 10, 2009**