

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
WEDNESDAY, DECEMBER 07, 2022 AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3**

In Attendance at the start of the meeting: 29 Strata lots represented in the Meeting:
 13 Strata lots represented by proxy
 42 Total Strata Lots

1. CALL TO ORDER:

The meeting was called to order at 7:04 PM by Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Audrey Montero advised 13 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (35) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We had 27 owners at the Meeting and 13 by proxy for a total of 40 owners eligible to vote, which was a quorum. An owner joined the meeting at 7:20 pm, with another joining at 7:40 pm bringing the total present to 42.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 16, 2022 to the last known address of each owner via Canada Post, electronic email to one owner who is out of the country or hand delivered, thereby giving owners the required notice as per Section 45 Strata Property Act.

5. INTRODUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Daryl Foster, Strata Advisor and Executive Director of CHOA, Audrey Montero, Administrator, were in attendance.

Motion: To approve the election of Daryl Foster from CHOA to chair the Annual General Meeting.

Moved: SL44

Seconded: SL103

Carried unanimously

No voters were opposed to the rules of conduct provided by Chair Daryl Foster.

6. APPROVAL OF NOVEMBER 25, 2021 ANNUAL GENERAL MEETING MINUTES

Motion: To approve the Annual General Meeting November 25, 2021.

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It was **MOVED** by (SL70) and **SECONDED** by (SL42) to adopt the minutes of the Annual General Meeting held on November 25, 2021. It was carried by majority vote. None opposed.

7. President's Report for 2022

- a. President's and Treasurer's 2022 Reports were included in the Annual General Meeting Package.

There were a few questions related to the report.

- b. Gordon Farrell, Strata Council President, gave an overview of the letter included in the Annual General Meeting 2022 package.

8. Treasurer's Report for 2022

- a. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2022 financials to-date. Cost of the window replacement project and the new projected numbers for 2023. Information was provided related to the proposed budget.

9. Presentation and approval of the disposition of the 2022-year-end accumulated funds re Cypress Operating Account surplus/deficit.

The owners of Strata Plan NW 2050 will retain the surplus in the Operating Budget & Shared Facility Budget from 2021 in the Operating Budget and Share Facility Budget for 2023.

The treasurer indicated that there was a minor error in the Operating Budget for NW2050 for the Year 2023 to do with the Projected to December 31, 2022 amount in the Financial Management Fees 700-0000 account which did not affect the 2023 Operating Budget. The corrected version of the 2023 Operating Budget is attached.

10. Cypress Point Operating Budget & Shared Facilities Budgets for 2023: were included in the Annual General Meeting Package. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2023 budgets.

It was **MOVED** by (SL92) and **SECONDED** by (SL105) to approve the proposed 2023 Cypress Point Operating Budget and Shared Facility Budget. This motion was carried by majority vote. None opposed. No abstentions.

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11. New Business and Discussions:

CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS

a. RESOLUTION A

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve to amend the Bylaws to address the purpose of the FOB door access security system currently use in common property areas, as explained in Appendix A.

It was **MOVED** (SL103) and **SECONDED** (SL70) to approve Resolution A. This motion was carried by majority vote. 4 opposed, no abstentions. Carried by majority.

FOB Door Access Security System

40.0 FOB Door Access Security System

- 40.1. The strata corporation may install and maintain a FOB door access security system on the common property for the purpose of securing and monitoring common property, including:
- (a) Preventing, recording, investigating and obtaining evidence of any theft, vandalism, nuisance, damage or injury cause by any person; and
 - (b) Ensuring compliance with the bylaws relating to security.
- 40.2. The exact positioning of FOB door access security access points to be determined based on advice from crime prevention professionals. Currently the proposed locations of the FOB access points are expected to cover the main entrance and exit points of the doors to the interior areas of the buildings.
- 40.3. The data from the FOB security system will be held and used as follows.
- (a) It will be stored on a dedicated computer located securely in the site administrator's office room. The computer will be password protected and will only be accessible for council members upon request;
 - (b) It will be held for a period of 90 days, and after such time:
 - i. If there is no need to retain evidence as contemplated, it will be overwritten;

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- ii. If the council resolves to retain the data as contemplated, the Strata Council will record such resolution in the minutes of the Strata Council meeting and will retain such data for as long as is reasonably necessary.
 - (c) It will be viewed by council, police department or fire department as required after a complaint or incident.
- 40.4. The strata corporation makes no representations or guarantees that any of the FOB door access system will be fully operational any time. The strata corporation is not responsible to an owner, tenant, occupant, or guest for any cost, loss or damage whatsoever related to a failure resulting from negligence or lack of maintenance or repair.
- 40.5. No owner, tenant, or occupant shall do anything to damage or interfere with the FOB door access security system.

b. RESOLUTION B

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve to amend the Bylaws in order to install and maintain surveillance cameras for the purpose of monitoring common property areas, as explained in Appendix B.

It was **MOVED** (SL44) and **SECONDED** (SL64) to approve resolution B. This motion was carried by majority vote 36 in favor, 5 opposed, and 1 abstention.

Surveillance Camera System

41.0 Surveillance Camera System

41.1 The strata corporation may install and maintain a Surveillance Camera System on the common property for the purpose of securing and monitoring common property, including:

- (c) Being alert to the presence of trespassers;
- (d) Preventing, recording, investigating and obtaining evidence of any theft, vandalism, nuisance, damage or injury cause by any person; and
- (e) Ensuring compliance with the bylaws relating to security.

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- 41.2 The exact positioning of surveillance cameras to be determined based on advice from crime prevention professionals. Currently the proposed locations of cameras are expected to cover the main entrance and exit points of the doors to the interior areas of the buildings.
- 41.3 The data from the surveillance cameras will be held and used as follows.
- (a) It will be stored on a dedicated computer located securely in the site administrator's office room. The computer will be password protected and will only be accessible for council members upon request;
 - (b) It will be held for a period of 90 days, and after such time:
 - i. If there is no need to retain evidence as contemplated, it will be overwritten;
 - ii. If the council resolves to retain the data as contemplated, the Strata Council will record such resolution in the minutes of the Strata Council meeting and will retain such data for as long as is reasonably necessary.
 - (c) It will be viewed by council, police department or fire department as required after a complaint or incident.
- 41.4 The strata corporation makes no representations or guarantees that any of the surveillance cameras will be fully operational any time. The strata corporation is not responsible to an owner, tenant, occupant, or guest for any cost, loss or damage whatsoever related to a failure resulting from negligence or lack of maintenance or repair.
- 41.5 No owner, tenant, or occupant shall do anything to damage or interfere with the surveillance cameras.

c. RESOLUTION C

The Owners of Strata Plan NW2050 approve repairing or replacing, as needed, the gutters, fascia boards, and soffits. and repair all the gaps in the mansard roofs in the non-remediated sections of Buildings B and C to be paid for by Special Levy in the amount of \$57,772.09. If this is approved the Special Levy Carpet Replacement Refund will be transferred to the Special Levy Gutter Upgrade Project.

It was **MOVED** (SL44) and **SECONDED** (SL42) to approve resolution C. This motion was carried by majority vote. 41 in favor, 1 vote opposed; and 1 abstention.

12. ELECTION OF NEW COUNCIL FOR 2023

Strata Council Meeting presented and willing to serve as Strata Council for 2023. Current

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Strata Council were asked if they would run again, and the chair asked owners present if there were any volunteers or nominations. After calling for owners to come forward three times, the chair asked for a motion to close the nominations and elect the Strata Council as presented.

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|---------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Murray Thompson | Unit 118 |
| 3. Carole Borthwick | Unit 330 |
| 4. Joanne Parkinson | Unit 332 |
| 5. Linda McLaren | Unit 232 |

Motion: To close nominations and elect the Strata Council as presented.

MOVED (SL99) and SECONDED by (SL59). Carried by majority vote.

13. Termination –

The Annual General Meeting was terminated at 8:14 pm It was **MOVED** by (SL105).

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Strata Council Membership 2023

**Cypress Point ABC
Strata Plan NW2050**

Gordon Farrell
President

Phone: 604 207 0392
Email: gordonfarrell@gmail.com

Murray Thompson
Vice-President

Phone: 604 841 7365
E-mail: murthespur@shaw.ca

Carole Borthwick
Treasurer

Phone: 604 275 7231
E-mail: caroleborthwick@hotmail.com

Linda McLaren

Phone: 604 537 5340
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Joanne Parkinson

Phone: 604 244 7191
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#338-7651 Minoru Blvd
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(Mailing address only)

Phone: 604 279 1554
Email: cypresspointnw2050@gmail.com
Administrator: Audrey Montero

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: http://www3.telus.net/public/NW2050/ Password for the minutes is their date in numeric form. e.g. August 17, 2020.pdf is 170820
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