

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, April 29, 2009

1. **PRESENT:**
- | | |
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| Tom Hargraves | Gordon Farrell |
| Larry Makutra | Carole Borthwick |
| Joanne Parkinson | Corinne Inglis |
| Steve Tosh | |

REGRETS: Cheryl Jones

2. **CALL TO ORDER:** 7:09 PM

3. **ADOPTION OF MINUTES**

- a. March 25, 2009 - Approved

4. **COMMITTEE REPORTS**

- a. **Social** - No date has been set for the spring garage sale

b. **Grounds and Gardening**

1. We may wish to consider planting Spirea "Magic Carpet" that can be used as a ground plant with lime, yellow and russet colored leaves and blooms pink.
2. A banana plant will be planted by the walkway at the back of the pool.
3. The planting plan for the front of the Cypress sign and the triangle area is deferred.
4. We do not currently have plans to replace the plants around the complex that have died. We may consider relocating those that have become too large.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - The meeting was held on Wednesday, April 22. Minutes of the meeting were read out to the council and are attached.
2. Block Watch - No Report
3. Security - No Report

d. **Maintenance**

1. Euroline will provide Vinyl Window Repairs commencing Tuesday, May 5th. Owners need to provide access to their suites if their windows require maintenance.
2. Cushion Walk pavers may offer a solution to the roof top decking problem. Eco Woods Decking may also offer a solution. *Corinne to investigate these solutions - determine cost of drain cloth - obtain 4 pieces of cushion walk or find a job site address in order to view an installation. .*

3. An owner has suggested that we consider using the tax credit currently being offered by the Gov't of Canada for renovations.
4. Council to discuss further, the exterior work required.
5. The tile floors in the lobbies have been scrubbed and polished as of today.
6. Window cleaning, power washing of the pool deck and cleaning of the parkades will be complete by Thursday April 30.
7. PR Restoration will be on site May 5th to complete work identified in the RJC warranty report. A suitable date has not been determined as scheduling has overlapped with other dates already booked.

e. Shared Facilities

1. The Pool will be opening on May 15, 2009 for the summer.
2. The tile on the pool has been repaired. About eight tiles fell off during the winter.
3. We have been having a number of problems in the change room areas. These areas will continue to be monitored. A problem suite has been identified as the person causing foul smells in the men's change room.
4. Council approved the purchase of 10 chairs for the lounge.
5. Pool patrol schedule will be issued next week. One council person is only available for patrols on Tuesdays and Wednesdays.

5. NEW BUSINESS

We have an owner who is burning garbage in their fireplace. The debris is going up to the roof top decks and creating a fire hazard and a huge mess of ashes. This owner will be contacted.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. A resident is asking that their fine for parking in visitor parking be reversed. *Council have reluctantly waived this fine but will not do so again.*
- b. Letter received from Wynford Group on behalf of Ashford Place and Woodridge Estates advising that they have rejected the proposals put forward by the Cypress Shared Facility Committee members. Ashford and Woodridge asked again for Cypress to reconsider arbitration. *Council to meet with Stephen Hamilton.*

Outgoing

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of April 14, 2009 is (\$367.18)

Parking	1 suite(s)
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Move In/Out	0 suite (s)
Locker	2 suite (s)
Strata Fees	1 suite (s)
Late Fees/Fines	4 suite (s)
Other 1 suite(s)	Total 6 suites in arrears.

b. Woodridge January, February and March 2009 financials are overdue.

c. Cypress S F Statement for February 2009 was issued. Remax have some errors that need to be corrected.

- 9. **OTHER BUSINESS**
- 10. **EMAIL VOTES**
- 11. **MEETING ADJOURNED:** 8:50 pm
- 12. **NEXT MEETING:** May 27, 2009

Summary of the Emergency Response Team (ERT) Meeting Held on Wed April 22

I would first like to thank Tom Borthwick, Gordon Farrell, and Max Dragon for taking the time to attend the meeting.

Tom and Max had not been to a meeting in the past and Gord and I went over what an ERT member should do in case the fire alarm goes off.

The list of disabled tenants/owners were discussed. Corinne has recently updated the list. Cheryl will check the list against the Questionnaires returned by the owners/tenants to ensure the list is complete.

Muster stations were discussed and Cheryl to determine where the stations will be for each building. This will be assigned across Minoru Blvd in front of Carmel Point.

As the meeting progressed, it was realized that the gentlemen did not know that on each floor there is a smaller fire panel indicating the actual suite that a fire/situation is in. A situation could also include a heat sensor not working, which could trigger the alarm.

Gord came up with a great idea! First, send a notice around with my e-mail address, asking all ERT members that are still interested in staying on the team to e-mail me (for my records). Any and all information will be e-mailed as required.

And every 4 months or so, a "reminder" of steps to be taken when the alarms goes off will be e-mailed. The information will be kept fresh in their minds. And a meeting once a year, so we know personally who is on the team.

If the Council has any other ideas, please let me know!

Thank you - have a great meeting!!!

Cheryl