

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, April 25, 2007

1. PRESENT: Tom Hargraves Larry Makutra
Maureen Buchanan Joanne Parkinson
Corinne Inglis

REGRETS: Cheryl Jones, Jerehm Breitenstein

Council unanimously approved Gordon Farrell as a new council member.

2. CALL TO ORDER: 7:05 PM

3. ADOPTION OF MINUTES

- a. February 28, 2007 - Approved
- b. March 28, 2007 - Approved

4. COMMITTEE REPORTS

a. **Social** - Yard sale to be held on May 27th

b. **Grounds and Gardening**

- ❖ University Sprinklers have provided a quote in the amount of \$2,148.89 to supply and install 4 concrete filled steel bollards to prevent the sprinkler heads from being run over and broken by the large trucks. Installation is complete. One additional bollard may be considered for \$553.52. *Council approved.*
- ❖ The BC Landscaping Association provided names of recommended landscapers for Cypress to consider. *A quote has been received and approved unanimously by council.*

c. **Fire & Security**

- 1. Fire Plan and Fire Marshals
 - ❖ Report deferred

- ❖ Some metal doors have not been closing properly. *All metal doors have been serviced and should now close.*

2. Block Watch - no report

3. Security

- ❖ Council received a quote to supply additional lighting in the courtyard below the south stairwell to Plaza A/B in the amount of \$1,714.00. This fixture was not very attractive.
- ❖ Council received a second quote to supply a different type of light than the first quote. White light is \$1,461.50 - yellow light is \$1,374.50. *Council wondered if the light was compliant with the new law coming in 2012. To be advised.*

d. **Maintenance**

1. It has been determined that the rooftop elevator shafts require minor work to prevent water ingress. *This work has been completed.*
2. Two noisy whirligigs on the roof have been replaced.
3. A skylight is to be replaced on Building B. *The trade has not yet advised a time line.*
4. Washing of windows, power washing of the parkades, stairwells and surrounding areas will commence within the next month.

e. **Shared Facilities**

1. Effective March 30, 2007 at midnight, Ashford Place and Woodridge Estates were locked out of all Cypress Point Recreation Facilities. **Cypress Point Residents are NOT TO USE the Woodridge Facilities** until and unless the Shared Facilities Agreement has been resolved.
2. Cypress ABC has still not received documentation or a 'Summary of the Mediation' as requested on December 18, 2006 by the mediator.
3. The Cypress Exercise Room has been equipment in it. *Please use this facility in lieu of Woodridge.*
4. Pool Patrol volunteers - *Joanne will put up notices requesting volunteers and Tom will head up this group. The use of badges to identify patrollers is to be explored.*
5. We would like to invite volunteers to form an Exercise room committee and assist council with assembling the remaining equipment and also to assess the equipment and provide a report to

council on the condition of all equipment. *Council have been made aware of a resident who may have this expertise and will extend an invitation to this resident for assistance.*

6. A Shared Facility Committee has been assembled, comprised of six owners, to deal with the requirements of drafting a new Shared Facility Agreement.
7. A questionnaire will be sent out to all owners regarding the drafting of a new Shared Facilities Agreement. Follow up will be made to ensure that all questionnaires are returned to the Cypress office.

5. NEW BUSINESS

- ❖ Items still being left on the lobby tables

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. A letter has been received from Clark Wilson advising that Ashford and Woodridge are in the process of reviewing documentation pertaining to the Shared Facilities Agreement. The letter further states that they will follow up once instruction has been received from their clients.
- b. Letter received from Clark Wilson objecting to the lockout of the Shared Facilities and the disconnection of the Satellite. The letter demands that access be restored immediately. *Our legal counsel is on vacation until May 4th.*

Outgoing

- a. Second letter to the landscape company requesting a breakdown of the March invoice pertaining to the pool and costs to be charged to Shared Facilities. The letter also expresses details pertaining to the poor quality of service being provided.
- b. Letter to the landscape company terminating services effective May 31, 2007 by unanimous vote of council.
- c. Letter to three owners advising unpaid costs pertaining to legal fees and

disbursements from 2006.

8. FINANCIALS

a. Accounts Receivable as of April 24, 2007 are \$2,876.66

Parking	0 suite
Move In/Out	7 suites
Locker	2 suites
Strata Fees	6 suites
Fines	6 suites
Other	6 suites

b. March Financials not yet received.

c. March 2007 Financial statements have been received from Woodridge.
They reflect a surplus totalling \$25,985.48.

9. OTHER BUSINESS

10. E-MAIL VOTES

- ❖ Delivery boy to be given a second chance after caught dumping papers in the recycling bins? *Yes - unanimous*
- ❖ To terminate the landscape company and contract a BCLCA company? *Yes - unanimous.*

11. MEETING ADJOURNED 8:10 PM

12. NEXT MEETING: Wednesday, May 30, 2007