

Strata Council Meeting
Wednesday, July 18, 2012

REGRETS: *Aviva Levin*

2. The administrator advised that the Fire Department were called on June 6th as smoke could be smelled in the hallway and an alarm was ringing inside a suite at 7511A. The fire department had to break down the door and found that the stove had been left turned on

and a pot had burned and caused the suite to fill with smoke. We would like to advise all owners to never leave the stove on when you are not home. If there is a smell of smoke in the hallway or you can hear an alarm going off in a suite, please call the Fire Department and pull the fire alarm . Do not be afraid to make the call as lives may depend on it.

2. Block Watch - Caroline - No Report.
3. Security - Terry - No Report

The administrator advised that Cypress has been having issue with pool jumpers after hours. The RCMP were called to attend when one resident, with no pants on, slept overnight in the pool area and was so inebriated did not recall where he lived. It turned out he was from Cypress D, and the management of Cypress D has now advised that if this individual is found on site again that the police should be called and he should be charged with trespassing as he is no longer a resident of their complex.

It has been reported that unknown persons have been locking the deadbolts from inside the change room area so that no one can enter. The deadbolts have been disabled to prevent this from occurring in future.

d. Maintenance

1. A quote has been received for \$800.00 to install 2 asphalt speed bumps. *Deferred.*
2. The carpets throughout the complex will be cleaned at the end of September.
3. A building appraisal is due this year. The cost will be \$825.00.
4. RJC is going to put together suggested costs for Cypress to repair the cracked joist at Bldg C. *Council will review at the next meeting.*
5. RJC suggest we ask Rick Barley to assist us with roof top decking / fencing products and budgets as it would be much cheaper than using an engineer. *Approved.*

e. Shared Facilities

1. The pool safety plan has been turned in to the Vancouver Board of Health. We have not heard anything back from them nor has the

plan been returned to us thus far.

2. Equipment is showing up in the exercise room that may not be appropriate. Fitness Town has been asked to assess it. Unknown persons are moving the equipment around and placing it directly on the linoleum and moving the very heavy treadmill off of the protective rubber matting. If you see someone moving the equipment, please notify the Cypress office along with the date and time of the occurrence. The equipment has been placed by Fitness Town and is not to be moved.
3. Fitness Town assessed the exercise room and has suggested the following equipment be considered; 1. Dumbbell rack; 2. Weight Plate holder; 3. Regular Barbell; 4l Threaded Dumbbell handles. They have also provided pricing on two types of replacement treadmills.
Defer to next meeting.
4. The cleaning staff advise that towels are being stolen from the exercise room and some of the equipment is disappearing .
5. Lounge renovation - the carpet tile should be arriving shortly.
Council approved a checkerboard pattern. Blinds have been installed but the valence for the roller blind is too small and is rubbing.
Heritage Furniture is to get back to us on this problem.
6. We received a complaint about ladies going into the men's change rooms and sauna. We wish to confirm that the men's change room area is for men only - ladies need to use the ladies change room. *The heater in the ladies sauna has been replaced so the sauna is now working.*
7. Status of the new signage for the exercise room? *Defer.*
8. A number of residents are not obeying the posted pool hours. Bayside Properties feel that all Shared Facility Partners need to adopt the same bylaws regarding use of all Shared Facilities. *This will be brought up at a Shared Facility Meeting and implemented as soon as possible.*
9. A resident of Woodridge is challenging the legality of the children's hours and states that based on some cases in Ontario the hours discriminate against families. *The Administrator has emailed the law firm involved in the Human Rights case to see if we can determine what the children's hours were that caused the complaint and what the children's hours were changed to, that resolved the case.*
10. Council discussed the Games Room questionnaire, regarding future

use of the room, as designed by Gord. *Council approved proceeding with a questionnaire once Gord has tweaked it. Gord is hoping to have this ready for distribution by September.*

11. Purchase new garbage cans for the lounge kitchen and bathroom?
Approved. Gord to pick up these items.

5. NEW BUSINESS

1. Update from the Bylaw committee? Defer
2. Update on the trip and fall lawsuit. Proceeding to Discovery.
3. A new Bylaw infraction form has been designed for Shared Facilities. *Approved.*

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing

- a. Bylaw infractions have been sent to 8 suites for:
- two suites for oil leaks / cleanup in their parking stall
 - three suites for not obeying children's hours at the pool.
 - one suite for planter boxes on the railings.
 - one suite for not having valid vehicle insurance
 - one suite for parking two motor vehicles in one parking stall - without council permission.

8. FINANCIALS

- a. Accounts Receivable as of June 20, 2012 is \$20,121.87/ Accounts Receivable as of July 17, 2012 is \$17,404.64
- b. Woodridge May and June 2012 financial statements were received.
- c. Approval of Cypress May and June financials. *Approved with corrections.*

OVERVIEW

CRF Fund is:	\$120,623.28
Repiping Fund is:	\$24,026.57
Exterior Building Fund is:	\$71,898.75
Special Levy Account is:	<u>\$70,996.73</u>
TOTAL	\$287,545.33

d. Cypress issued May 2012 financials to the SF Partners.

9. OTHER BUSINESS

- a. Parking pass # 7 is missing from the office. It has not been signed out either. *If anyone spots this, please notify the Cypress office.*
- b. Council approved storing the original Bylaw Template, as recently supplied by Clark Wilson, in the office computer.

10. EMAIL VOTES

1. Council approved the May 31, 2012 minutes.
2. Council approved the Administrator to have approval over open houses unless it is something unusual.
3. Council approved the rescheduling of the June SCM to July 18th.
4. Council approved a member borrowing a table from the lounge

11. MEETING ADJOURNED: 9:20 pm

12. NEXT MEETING: August 29, 2012