

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, July 27, 2022

1. **PRESENT:** Joanne Parkinson Murray Thompson
 Carole Borthwick Audrey Montero
 Linda McLaren

REGRETS: Lindsay Armstrong
 Gordon Farrell

2. **CALL TO ORDER:** 7:00 pm

3. **ADOPTION OF MINUTES**

Wednesday, June 29, 2022 Electronic Council Meeting Minutes were approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

The annual Multi-Complex Garage Sale is scheduled to be held in the picnic area and fire lane between Woodridge and Cypress Point on Sunday, August 7, 2022 from 10 am to 2:00 pm. Come one, come all!

If you have anything you would like to sell, please set up your items any time after 9:00 a.m.

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4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. continues with the weekly scheduled maintenance of the gardens around Cypress Point. A walk around the gardens with SL101, the Strata Administrator and the owner of Yamato Landscaping took place on July 12, 2022. SL101 pointed out all areas that need urgent attention, as well as giving suggestions for future care and regular maintenance around the gardens. Yamato has been working extra days at Cypress Point to bring those areas up to par. Strata Council would like to thank SL101 for his time, care and attention to detail that he put in.

Other areas around Building B and C were discussed. Our arborists, Bartlett Tree Experts, will be called in to deal with the trees that need attention.

4.3 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 Maintenance

- 4.4.1 West Coast has completed the repairs in the southwest corner of Building A. We had some rain last week and, thankfully, no water was seen in the inside of the Building. There are a few details that need wrapping up, but the main work is done. Special thanks to SL06 for their cooperation during the time West Coast worked around their suite.

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Building A, 7511 South West Corner (outdoor)

On the inside of the building, the bare floor has been waiting for the outside repairs to be completed before the new carpet is installed. The last piece of carpet is scheduled to be installed on August 1, 2022

4.4.2 Assured Environmental, has been around Cypress Point attending areas as needed. One concern around Building C, is in the parking area. As the parking area is exposed, it is easy for the squirrels to move around, especially in the ceiling area where they destroy the insulation. Assured Environmental is looking into ways that they can help us with this specific problem.

4.4.3 Regarding the kitchen drain problem in SL84. Strata Council is still waiting to hear a from Corona Plumbing & Heating. Strata Council requested quotes on option No. 2 and No. 3

Options:

- 1 - Continue future drain cleaning from access in SL84.
- 2 - Install a roof vent on the patio deck to access the drain for SL84.
- 3 - Extend the clean out in the recreation room to the outside of the building.

Strata Council is still waiting for the quotes from Corona Plumbing and would like to apologize to SL84 for not being able to respond more promptly. Kindly refer to “Incoming” 7.5 the explanation relates to your case as well.

4.4.4 One outdoor parking stall is available for rent. Stall No. 32 \$25.00 per month. If you are interested, kindly contact the office.

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- 4.4.5 A new lamp was purchased to replace the broken one at the back of Building B in front of the lounge. Since the light strength is slightly stronger Strata Council approved to move the new lamp to the entrance of Building A 7511 and the one at that location to go the back of Building B. The electrician was unable to attend the first week of July and it is now scheduled for the first week of August 2022.
- 4.4.6 Strata Council has voted in favor of painting the lines and numbers in the outside parking stalls as they are very hard to see. The project is scheduled to be completed in one whole day. All cars in the area will need to relocate for the day. Details will be sent a week in advance.
- 4.4.7 The entrance door of SL19 and SL89 has been repaired.
- 4.4.8 The main entrance door into the lobby of Building B has been scheduled for maintenance for the third time in the past two months. There is still a problem with the bottom pivot as it is seized and rusted. Parts need to be purchased so in the meantime, please be extra careful with the door as you enter or exit Building B. Kindly ensure the door locks behind you. Thank you.
- 4.4.10 Corona Plumbing and Heating attended to and solved the sink blockage in SL66, SL51, and SL34.
- 4.4.11 The parking areas, as well as the garbage rooms were power washed on July 21 and July 22, 2022. Thank you to all owners who moved their cars. Unfortunately, not all cars were moved. Strata Council considers this the same as any maintenance that requires the cooperation of everyone. For future power washing scheduled, any car that isn't moved out of the area as requested, will receive a fine for obstructing the scheduled building maintenance project.
- 4.4.12 Part of the sprinkler system located in the garden behind Building B, has been damaged for some time. Select Sprinkler is scheduled for Thursday, July 28, 2022 to attend to the problem. Select Sprinkler is also scheduled to check once again into sprinkler heads that has been damaged over the last few months.

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- 4.4.13 The ceiling on the third floor in Building C, which was opened a few months ago to attend a water damage, was closed and the project completed.

4.5 Shared Facilities

4.5.1 Games Room

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

4.5.2 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

4.5.3 Exercise Room

The exercise room can operate at the normal capacity. The exercise room is not large and can accommodate 6 to 8 participants.

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The treadmill was found inoperative and it is schedule for repair next week.

4.5.4 Pool

If you would like to volunteer for a pool patrol, kindly contact the office. All residents are encouraged to follow the bylaws and rules regarding the pool access and stay. Please remember to be kind to each other.

Pool tags can be purchased by suite owners if they do not possess the four tags that should have come with the suite and would like to use the pool. Each suite is allowed to purchase 4 tags. Each tag is \$8.00

The pool gets vacuumed three times a week depending on how dirty it gets at the time. Since it is an outdoor pool, windy-rainy days contribute to more leaves in the pool. If the pool gets too dirty an extra cleaning will be scheduled.

Dark areas appeared in the bottom of the pool. We have sent the information to Imperial Pool Paddock, the company in charge of the maintenance, to investigate the reason of them.

Kindly remember and respect the children's hours.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website:
<https://cypresspointstrata.github.io/>under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

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5. **NEW BUSINESS**

- 5.1 Strata NW2050 received the new Insurance Renewal Proposal for August 1, 2022 until August 1, 2023 from BFL Canada. The overall premium has increased as the market continues to be very challenging. As our property value increased from \$29,548,900 to \$32,851,600, the insurers have to account for their increased exposure and rate accordingly. Strata Council was also in contact with two other insurance company, besides BFL Canada, but neither of them was able to secure a 100% capacity for the time requested. The total insurance premium for the new year is \$258,396.00 with the finance charge of \$9,353.37 at a flat rate of 3.62%. Once the new insurance is set in place, the insurance policy will be mail to the owners.
- 5.2 Strata Council would like to thank all owners for their cooperation and due diligence regarding the payment of the Strata Fees. Because of this, Strata is able to continue with the maintenance and running of the buildings. Strata Council would like to remind all owners of their responsibility as stated in the Strata Bylaws:

2.0 Payment of strata fees, special levies, fines and other costs

- 2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

The payment of the strata fees must be by automated, pre-authorized bank transfer.

- 2.3 If an owner does not pay strata fees or a special levy as required by bylaw 2.1 or 2.2, an owner must pay interest at a rate of 10% per year compounded annually.

The interest is calculated from the first day the payment is overdue to the date the payment is received.

- 2.4 An owner must pay any fine imposed by the strata corporation under bylaw 29.1 or 30.1.

Where a fine is imposed, it will be added to the account for the owner's strata lot and must be paid on or before the first day of the month following the imposition of the fine.

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29.0 Maximum fine

29.1 The strata corporation may fine an owner a maximum of:

(a) \$50 for each contravention of a bylaw, and

(b) \$10 for each contravention of a rule, including rules for the use of shared facilities.

30.0 Continuing contravention

30.1 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Additional fines for a continuing contravention of a bylaw can be imposed on an owner without further notice.

Owners owing Strata Fee will receive a letter from Strata Council with the amount of the fine and the % calculated according to the amount owing to Strata.

- 5.3 Strata Council is looking into the installation of cameras in some critical areas around the buildings.
- 5.4 The annual dryer ventilation cleaning will take place on Monday, August 15, 2022.
- 5.5 This is especially for the owners and residents in Building C (7651). The carpets are still new. There are few small mats at the entrance of the building. Please use them to clean your shoes if they need it and refrain from using the new carpet in the stairwell to clean your shoes when you enter the building. If you think some areas are in need of more small mats, please let us know.
- 5.6 Starting May 1, 2022 license plate validation decals are no longer required on BC vehicles. Since there is no physical evidence of the owners' up-to-date insurance with their vehicles, Strata Council is requiring a copy of your annual insurance to keep on file in order to be sure that everyone is in line with the requirements of parking in the Strata corporation.

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6. OLD BUSINESS

- 6.1 West Coast Building Restoration and RJC will schedule Cypress Point for the final review and sign off of the windows replacement project.
- 6.2 On Tuesday, June 28, 2022 RDH was on site to begin the roof assessment for Strata NW2050. We are waiting for a report of their findings.
- 6.3 If you are contemplating buying an electric car, Strata NW2050 is not set up for it. If you are interested in finding out what needs to be done kindly consider joining a committee to work on this new project. Council would like to invite you to participate if you are interested in meeting with SL96 and anybody else who can help with this project. Any information you may have or would like to share about the subject will need to be address to the EV committee.

If you are considering acquiring an electric vehicle, kindly take into consideration that the electrical system, at this time in our buildings, won't be able to provide an outlet for each individual. As you may know the buildings are from the 1980s and the capacity for electrical outlets is limited. If our system will allow it a plug can be added to your parking stall at your cost.

7. CORRESPONDENCE

Incoming:

- 7.1 An email from SL318 regarding a broken skylight.
- 7.2 A letter from Richmond Elevator advising of the new rates \$630.00 starting September 1, 2022. The increase is \$7.00 more than before.
- 7.3 We are still waiting for quotes regarding the repairs or replacement of gutters specifically in non-remediated sections of Buildings B and C.

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- 7.4 Correspondence from SL35 regarding water coming through the gutters from the above SL52. For the moment Strata Council would like to suggest SL52 to be careful no water goes into the drain as it will land in SL35. This problem will be address with the new gutter replacement.
- 7.4 An email from SL121 regarding the missing garbage collection.
- 7.5 An email from SL121 regarding areas Corona Plumbing has not addressed until now. Holes in the ceiling in the hallway of Building B near suites 124, and 126, as well as a leaking pipe in the past in front of suite 121. Mention of the water shut off in Building B to attend a problem of a leaking pipe and as well has not been completed. Strata Council has discussed the situation and would like to share the following information. Corona Plumbing and Heating is a company that has worked with Cypress Point for over 27 years. They know the building very well and they offer competitive prices. Corona over the years has become smaller in size and they have more work as the workers are less. Recently they have been attending emergencies only, or special cases which required immediate attention. Strata Council decided to look into a secondary or back up company to attend plumbing related issues that Corona is not able to attend.

Outgoing:

8. FINANCIALS

Accounts Receivable as of July 15, 2022

SL20 \$4,839.05

9. MEETING ADJOURNED: 8:17 pm

10. Next Strata Council Meeting Wednesday, September 28, 2022 at 6:30 PM

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CYPRESS POINT POOL RULES AND REGULATIONS

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with.

(OFFENDERS WILL BE DENIED USE OF THIS AREA).

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
10. Is under 14 years of age unless accompanied by an adult (19 or older)

NO PERSON SHALL IN THE POOL AREA:

11. Eat or drink
12. Carry glass containers of any kind
13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

CHILDREN

- ❖ Huggies or Pampers are not acceptable swimwear. Cloth diapers with a plastic pant or ‘Little Swimmers’ are acceptable by the Richmond Board of Health

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- ❖ Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.
- ❖ Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 8:00 PM

NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

Green or orange pool tags must accompany all users of the pool/spa.

Pool hours of operation

8:00 AM to 11:00PM

Children's Hours (under 19) 10AM to 12 noon and 3PM to 8PM