

Strata Plan NW2050

Strata Council Monthly Meeting Minutes

Wednesday, June 26, 2024

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Linda McLaren
- Murray Thompson
- Joanne Parkinson
- Oliver St Quintin
- Audrey Montero

Regrets

- Kate Phipps

2.0 CALL TO ORDER: 7:14 pm

3.0 ADOPTION OF MINUTES

Wednesday, May 22th, 2024 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 *Social*

In collaboration with the Shared Facilities partners, Strata Council has decided to hold the Garage Sale again this year. Would you like to be part of the Garage Sale Committee or be a participant of the event? Please contact the office. The Garage Sale will take place on Sunday, August 4th, 2024 starting at 10:00 am by the barbeque area between Cypress Point and Woodridge Residences.

4.2 *Grounds and Gardening*

4.2.1 Landscaping

The landscapers from Yamato continue their weekly work in the Cypress Point gardens. The Strata Council is pleased to accept the help of SL38 to follow up with Yamato and provide guidance on which areas are in urgent need of attention. SL38 will also consult with Yamato on the needs of the gardens and how to enhance their appearance.

If you would like to volunteer to help with watering some plants this summer, please contact the office to help decide on dates, plants and procedures. Thank you.

Please follow or refer to facebook@yamatolandscaping: we upload our job pictures on every visit.

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.

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4.4 *Maintenance*

4.4.1 Pest Control

During May 2024, squirrel activity was reported in the ceiling of Building B above SL73. Assured Pest Control attended the site at the end of May; the trap was triggered, but no captures were made. It was readjusted and reset, and a squirrel was eventually caught in the trap during the first week of June. The entry point was lightly covered for monitoring and was later sealed off with heavy gauge 1/2-inch wire mesh at the upper corner of the roofline.

4.4.2 Roof Ventilation Turbines

Considering that the roof will need to be replaced in the next couple of years, it makes more sense to wait until the roof work is underway and combine both replacements. As weather permits and personnel become available, work will begin to repair the damaged turbines or provide maintenance as needed.

4.4.3 Drywall Work in Building A

We are pleased to inform you that the opening made by Corona Plumbing and Heating on the first floor of Building A 7511 to fix a water pipe has been closed by the drywall professional. The work has been completed successfully.

4.4.4 Locker Rooms & Fire Code Violation

We still need to remind the owners renting lockers. Strata Council would like to remind you to ensure that all items are kept inside your locker room, with nothing visible on the mesh on the top of the room. A mirror has been placed outside and needs to be removed from the common area in the locker room. Leaving items on the mesh top of the room constitutes a fire code violation as it poses a fire hazard. Thank you for your cooperation. If you have any questions, please contact the office, and we will be happy to assist you if you are unsure about compliance.

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.

The Games Room was used once this month.

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.

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During the month of June, the lounge was rented 2 times.

4.5.3 Exercise Room

The Strata Council would like to thank SL87 for keeping the gym in order and informing the office of any misuse. Leaving used gum on the floor or stuck to the machines is not hygienic and is grounds for revoking access to the gym. Users of the gym need to remember that these facilities are for our own enjoyment, and our community relies on the responsibility of each person who attends the gym.

4.5.4 Pool

Each suite is allowed four tags: two designated for the family and two for visitors. Should you require tags because they were lost, they are available for purchase at \$8.00 each. Please contact the office to make arrangements for purchase.

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 ENTER 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

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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 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 6:00 PM

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

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

4.6 *Bylaws*

Council would like to invite you to visit the Cypress Point website:

<https://cypresspointstrata.github.io/under> Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

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

5.0 **NEW BUSINESS**

5.1 *Roof Assessment:*

Strata Council has regularly engaged personnel to perform maintenance on the roof of our buildings. We recently hired Phoenix Roofing Consultants to assess the overall building roof condition. They stated that our proactive servicing of the overall building roofs has helped extend its life. We are sharing the roof assessment report document with owners. The document is being provided with the Strata Council Monthly Minutes for the month of June 2024. Council is still working out the details of follow-up actions. We currently do not have a set timeline as yet for the roof replacement, but do know that it will need to occur within the next couple of years.

Kindly find attached to the Strata Council Monthly Minutes for the month of June 2024 the Roof Report.

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5.2 Smoking complaint

This is a reminder of the bylaw prohibiting smoking in the common areas of Cypress Point. With the hot summer months approaching, owners want to open their windows without the smell and smoke entering their suites. Your cooperation in adhering to this bylaw is greatly appreciated.

5.3 Insurance

The office is actively working on obtaining quotes from two insurance companies for the next year starting August 1, 2024. The requested information has been sent, and as soon as we receive offers, we will work on selecting the best option for Cypress Point.

5.4 Garbage rooms

Strata Council would like to thank the owner who volunteer painting the garbage rooms in the three Buildings. The rooms are definitely looking better and we hope we keep it up. Thank you.

6.0 OLD BUSINESS

6.1 Electric Cars

Any volunteers to work on the electric cars committee?

6.2 Smoking in balconies and common areas

6.3 Car Insurance Information

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

6.4 Smoke Detectors

Following the discussion regarding updating the smoke detectors, Strata Administrator will be contacting your suite in order to gather information on the expiry date of your smoke detector. Once the list has been completed based on the dates and information, a notice will be sent with instructions for the second part of the smoke detectors update.

7.0 CORRESPONDENCE

7.1 Incoming:

We received an email from SL70 questioning what is the maximum of residents in a suite based on one or two bedrooms? There are no restrictions in our Strata NW2050 Bylaws regarding number of members in the unit.

7.2 Illegal Disposal

The City of Richmond will fine strata complexes when they find plastic bags have been placed in the compost and recycling bins in our buildings. Over a period of a year this can add up to thousands of dollars in fines. Every owner is contributing to the payment of these very unnecessary fines. The Strata Council is investigating a few different approaches to address these problems. Strata Council encourages the Cypress Point Community to become more engaged in ensuring that the rules are followed so that we don't continue to be fined for these violations. The money we save can be used for better applications that need it.

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Please be advised that only the specified kind of paper compost bags are acceptable for use in the green bins. No plastic bags are allowed, even if they are labeled biodegradable. Thank you.



7.3 *Outgoing:*

8.0 FINANCIALS

Accounting has encounter some problems with their new system and it is behind on sending the financials to us.

9.0 **MEETING ADJOURNED: 9:03 pm**

10.0 **Next Strata Council Meeting Wednesday, July 31, 2024 at 6:30 pm.**