

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, September 28, 2011

**1. PRESENT:**        Gordon Farrell                                Cheryl Jones  
                         Larry Makutra                                Corinne Inglis  
                         Muffet Chambers

**REGRETS:**        Carole Borthwick, Terry Ash

**INVITED GUEST:**    Aviva Levi - Council unanimously approved Aviva as a new Council Member.

**2. CALL TO ORDER:** 7:20 PM

**3. ADOPTION OF MINUTES**

    a. August 31, 2011 - approved.

**4. COMMITTEE REPORTS**

    a. **Social** – Date of Volunteer Party is Sunday, October 16, 2011  
          - Volunteer of the Year and Neighbour of the Year Awards were assigned and approved by council.

    b. **Grounds and Gardening**

        1. Report from the Gardening Committee

- \* The gardening room is in desperate need of a cleanup
- \* The red river rock that was laid down outside the office needs to be moved to the pool area and installed along with the additional three bags of red river rock that are currently in the gardening room as the cost has been charged to Shared Facilities.

    c. **Fire & Security**

        1. Fire Plan and Fire Marshals

- \* Chimney inspections/cleaning and Fire Alarm testing was completed mid September. All of the problematic smoke detectors have been replaced. A few suites did not provide access to their suites and have been provided with 30 days to provide proof of testing to the Cypress Office. It is important to note that some suites have installed new fireplace hearths

that do not meet the building code. The code states that the hearth must extend at least 16". If your fireplace hearth does not meet this criteria, we would suggest you contact your contractor and have him correct the problem. It is the responsibility of the owners to ensure that any modifications to the suites must meet the current building codes.

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

**d. Maintenance**

1. The repipe of 132/ 232/331C was completed today. *Evans Painting will repair and repaint all areas affected by the repiping.*
2. Repiping of the main hot water line in 7651C has been completed. *Evans painting will repair and repaint all areas affected by the repiping.*
3. Three quotes have been obtained to repaint the exterior wood windows. *Council deferred to another meeting.*
4. The new aluminum railings for Plaza C and Plaza AB will be installed shortly.
5. Viscount forwarded an equipment service schedule for the 7511A enterphone system. The cost for basic service is \$44.80 per month plus tax. *Council deferred this service as the equipment is quite new.*

**e. Shared Facilities**

1. The lounge renovation has been completed and is ready for rent.
2. The Vancouver Board of Health requires twice daily pool maintenance next year and a quote has been obtained from Clear Water for this purpose. *Value is \$1,562.40 per month and must be added to the 2012 budget.*
3. It has been suggested that we consider installing something on top of the wood fencing at the pool to deter pool jumpers. *Our insurance company will be consulted to see if they have a solution that will not create a liability.*
4. The concrete stairs at the back of the lounge require repair. *A contractor visited the site today and will be putting forth a proposal to repair this area.*
5. A decision needs to be made regarding the outstanding deficiency with Suncrest and the countertop edge. *Council approved replacing the broken edge to see how it will perform.*
6. Council to meet with Don Hryhorka so that he can show them how and where he stores the pool furniture for the winter.

**5. NEW BUSINESS**

- a. Tony Gioventu spoke with the insurance conglomerate that had a Collection Agency chasing us and advised them that we would report them to the BBB if they continued. He also advised them that we would report them to the Insurance Institute and that CHOA would prohibit them from advertising in their magazines if they continued. As previously noted, Cypress Point was not

given the standard 30 days to obtain competitive quotes - and we refused to pay inflated amount of their final invoice.

- b. Permanent notice boards for the elevators have been installed.
- c. A survey is being conducted regarding strata property dispute resolution.  
*Aviva will be responding to the survey on the Strata Corporations behalf.*

## 6. OLD BUSINESS

### Remediation Project - Ocean West (OW) and Read Jones Christoffersen

- a. The remediation work will be completed in early November. The delay in project completion is due to a window delivery delay. Windows have now been installed on the north side of Bldg C.
- b. Scaffolding will be set up on the south side of Bldg B in order to remove the satellite dish and surrounding walls from the rooftop.

## 7. CORRESPONDENCE

### **Incoming**

- a. Several residents in Bldg C are complaining of the smell of marijuana. Notices have been posted regarding this issue and the source of the odour has been narrowed down to a specific area of the building.

### **Outgoing**

- a. Letter sent to Yellow Pages requesting they do not continue the practice of delivering yellow pages to suite doors.

## 8. FINANCIALS

- a. Accounts Receivable as of September 15, 2011 is \$14,788.64

Late Fees	4 suites
Lockers	2 suites
Parking	1 suite
Other	2 suites
Legal Action	1 suite
Foreclosure	1 suite

The City of Richmond advised they had one suite that was being put up for auction for back taxes. The owner was notified and it is believed the bill was paid to avoid the sale of the suite

- b. Woodridge August SF statement has been received.
- c. April, May, June, July and August financials were approved.
- d. Cypress August 2011 SF Financials were issued.

- e. Discuss utilization of special levy accounts versus CRF accounts. *Council opted to keep the accounts as they are currently which was recommended by our previous legal counsel, Stephen Hamilton.*

**9. OTHER BUSINESS**

- a. General discussion re budget items to be included in 2012.
  - Lounge** - carpet, drapery, bathroom tile, reworking of room outside bathroom, and top coat stamped concrete for FP in the lounge
  - Buildings** - exterior painting, rooftop decking/fencing, cleaning of rooftop decks, consideration of having an engineer design metal fencing that would be fastened permanently to the walls

**10. EMAIL VOTES:**

- a. Council approved extruded aluminum railings to match the existing

**11. MEETING ADJOURNED: 8:45 PM**

**12. NEXT MEETING: Wednesday, October 26, 2011**