

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, June 23, 2010

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| 1. PRESENT: | Gordon Farrell
Larry Makutra
Carla Evans | Carole Borthwick
Steve Tosh
Corinne Inglis |
|--------------------|--|--|

REGRETS: Cheryl Jones, Max Dragun

- 2. CALL TO ORDER:** 6:35 PM

3. ADOPTION OF MINUTES

- a. June 2, 2010 -approved.

4. COMMITTEE REPORTS

- a. **Social** - Card sent to an owner celebrating a birthday.

b. **Grounds and Gardening**

1. The City of Richmond Gardening contest program has been cancelled.
2. Council may switch to a local arborist such as BC Plant Health Care or Cedar Ridge Tree Care rather than Bartlett (an American owned company).

c. **Fire & Security**

1. Fire Plan and Fire Marshals - the fire panel information for the firemen has been updated regarding suites with hearing and mobility problems etc.
2. Block Watch - No Report
3. Security - A bike and helmet were stolen from bike locker A/B after June 9th.

d. **Maintenance**

1. Wood window and door repairs have been completed with the exception of those requiring weather stripping. *The company is having difficulty locating the appropriate product to complete the repairs. One resident requires a new slider which will take place during construction.*
2. The membrane on Plaza C was replaced in 2006. The roofing contractor has contacted RDH Engineering regarding the problem. *The membrane is under warranty as advised by the original roofing contractor.*
3. Building A experienced a flood due to a plugged pipe and a leak due to a cracked drain gasket on a bathtub.
4. We have not received any information regarding new window selections from RJC. *New window information will be forthcoming once the construction project begins.*

e. Shared Facilities

1. The final hiccup with the lawsuit remains unresolved.
2. Council received two quotes to replace the seating area outside of the lounge. \$3,312.00 and \$3,886.00 were the quotes. *Council voted to remove all of the seating area using volunteers; installing tile to match the patio area under the existing seating; replacing any rotten wood and using planter pots and patio tables and chairs in lieu of building new seating. If the removal has not been completed by August 14th or 15th, members of the council will remove the seating.*
3. The use of kayak type equipment and oars in the pool is strictly prohibited and anyone caught using such equipment should be asked to leave the pool area or reported to the pool patrol our Cypress office.

5. NEW BUSINESS

6. OLD BUSINESS

- a. Upcoming Remediation - *Council discussed their options considering the tenders came in well over what was expected - knowing also that an SGM must be called for the owners to decide. The options are:*
 1. *reduce the scope of work to meet the budget*
 2. *proceed with the work and ask for another special levy*
 3. *see if the Strata Corporation could obtain a loan*
 4. *defer the project in the hopes that the prices will come down - and then go for retender*

Council opted to defer the work for now due to summer vacations.

7. CORRESPONDENCE

Incoming

- a. An owner requested the contractor use plastic sheeting at Building C to protect their vehicle from the dust being created by the ongoing work to the membrane. *The work is ongoing and is weather dependant but should be completed soon. The owners email request was forwarded to the contractor.*

Outgoing

- a. Letter sent to a resident including an invoice for plumbing for a recent leak.
- b. Letter sent to a resident, regarding an ongoing issue with an excessive oil leak, advising that in accordance with Bylaw 1.1.5 they were to remove their vehicle from all common property or risk being towed. *The vehicle was towed.*

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of June 17, 2010 is \$10,969.73. *Notices have*

been issued to all owners with outstanding balances. One owner will be served with foreclosure papers.

- b. A discrepancy was noticed in the parking revenue and reconciliation completed to correct the errors.
- c. Woodridge May SF statement has been received. *A problem with the accounting was observed and was turned over to Remax who will address the problem with The Wynford Group.*
- d. Cypress April & May SF statements have been issued.
- e. April financials were approved.

9. OTHER BUSINESS

10. EMAIL VOTES

- a. Council approved an owners request to park a car & motorcycle in stall 77A.
- b. Council approved changing the SCM meeting date of June 30 to June 23.

11. MEETING ADJOURNED: 8:15 PM

12. NEXT MEETING: Wednesday, August 25, 2010