

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, June 2, 2010

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

REGRETS: Cheryl Jones

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

3. **ADOPTION OF MINUTES**

- a. April 28, 2010 -approved.

4. **COMMITTEE REPORTS**

- a. **Social** - Cards sent to an owner going into hospital and to another owner who lost their mother. (Please note that flowers are only sent if the person is a resident of Cypress Point).

b. **Grounds and Gardening**

1. No Report from the committee.
2. Lightweight Soil - called "Crystal Light Soil" is available from Beaver Landscape Ltd in Richmond and is being marketed for rooftop patios. It is a patented light weight specifically engineered for weight restricted rooftops and planters. It is blended locally, is easy to maintain weed free and is recognized for being 47% lighter than any soil developed to date. Contact elena@beaverlandscape.com for more details.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - No Report
2. Block Watch - No Report
3. Security - Woodridge advised that they suffered major vandalism in their hot tub, sauna, exercise room and change room areas on the May long weekend. This facility will be closed indefinitely.

d. **Maintenance**

1. Wood window and door repairs have been partially completed but there are more to do. *They will be completed in the next week or two - thus access into some of the suites will still be required.*
2. Residents are having some difficulty cleaning the surface of their balconies. *Council discussed including the cost of power washing all balconies but voted*

against adding it to the budget.

3. Owners need to be aware that the newer model smoke detectors have batteries that require replacement from time to time. When your detector starts to beep in the middle of the night, please change the battery as this may be the problem.
4. The work on the Planter at Plaza C will now proceed to completion. The planter has been cut back and a brown guardrail will be installed to ensure there will be no future leaks into the suite. RDH Engineering advised that they observed a significant amount of water under the existing membrane and that we should consider replacing it in the near future. *This membrane was replaced in 2006 - the contractor will be contacted and the matter investigated further.*
5. A plugged drain on Plaza C was cleared. The drain pipes needed to be taken apart and cars from the parkade removed in order for them to remove all of the debris and rocks safely.
6. Building Maintenance Committee - Gord, Chairperson and his committee may inspect the exterior buildings soon and then again in the fall. Owners are reporting that some exterior painting of windows is required. The caulking needs to be checked and possibly renewed. *Volunteers are welcome. Please contact the Cypress office if you wish to join this committee.*
7. We have not received information regarding new windows. RJC will assist us in selecting windows and upgrades once the contract is signed and the work is underway.
8. Council obtained a quote for a new decking material. *Due to the remediation work about to commence, the decking project has been deferred.*

e. Shared Facilities

1. Council has one hiccup with the lawsuit remaining to be resolved. Ashford and Woodridge issued some cheques in accordance with the new agreement but short paid us the proper amount due. Woodridge refused to issue cheques for their surplus, although it was recently agreed to in the lawsuit forcing the Strata Council to turn the matter back over to the lawyers. Cypress ABC has rejected accepting the cheques with the short payments.
2. An owner has expressed disappointment in council pursuing the possible purchase of another treadmill and advises a second elliptical is needed instead. *The purchase of equipment has been deferred.*
3. Council received two quotes to replace the seating area outside of the lounge. \$3,312.00 and \$3,886.00 were the quotes. *Council to view the damage after the meeting and continue the discussion later. Other options to be pursued as well and deferred to the next meeting.*
4. An owner is suggesting council consider purchase ID TAGs for the pool patrol members. *Council declined.*
5. We are losing the Showtime Channel #5 as of June 30th. *Council selected*

HBO as their first choice and Cinemax as their second choice to replace Showtime.

6. The total cost of the lawsuit was \$17,148.44 including \$3,500.00 in costs recovered from Ashford Place and Woodridge Estates. *Council approved instructing legal counsel to request a credit for fencing totalling \$4,660.89. They provided us with a letter in January 2010 confirming that these costs should never have been charged to Shared Facilities as they are not part of the agreement. Council has been advised that the possibility still exists to remove some facilities from the Agreement.*
7. The Cypress outdoor hot tub is not working. *Imperial Pools have been contacted and will be onsite to assess the problem and effect the appropriate repairs.*

5. NEW BUSINESS

1. A Realtor recently observed that our bylaws restrict Rental units from having any more than two people living in a one bedroom unit and four people from living in a two bedroom unit - but there do not appear to be any restrictions for owners. This was likely an oversight when the minutes were transcribed from the Condominium Act to the Strata Property Act. *Council approved x 4; against x 2; to adopt this restriction as a rule and will propose this as a Bylaw at the next AGM.*
2. Council would like to remind Owners of roof top decks that their decks are Limited Common Property (owned by the Strata Corporation) and are for their exclusive use. Doors must be free and clear of obstructions and owners are reminded that locks and deadbolts cannot be installed on the inside of the door (Bylaws 5.5 a & b).

6. OLD BUSINESS

- a. The tenders for the upcoming work have come in higher than anticipated. The low bidder is \$398,000.00 plus engineering costs up to \$34,000.00. Taxes have not been included in these prices. Read Jones are suggesting we proceed with a letter of intent with the low bidder and enter into negotiations to reduce the cost of the work. *Council discussed. RJC will be advised that the work cannot exceed \$370,000.00. Cost savings will be attempted, but failure to produce enough cost savings may result in one balcony stack being deleted from the proposed work.*

7. CORRESPONDENCE

Incoming

- a. Council has received a request from an owner for council to consider changing the format of their AR Form. *This was a rare situation and a breakdown of costs should be provided on future AR statements.*

Outgoing

- a. Letter sent to a resident rescinding a parking stall as of April 30, 2010.
Council approved sending a notice to stall 2 O/S rescinding their stall due to the massive oil leak.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of April 20, 2010 is \$22,833.95. *Remax has not processed many cheques, money orders and PAP's and the problem is being looked into.*
- b. Woodridge April SF statement has been received.
- c. Cypress March SF statement has been issued. The April statement is delayed due to the Administrator being on holiday.
- d. March financials were approved by council.
- e. Legal counsel has proceeded to the next step with one suite in serious arrears.

9. OTHER BUSINESS

10. EMAIL VOTES

11. MEETING ADJOURNED: 8:40 PM

12. NEXT MEETING: Wednesday, June 30, 2010