

STRATA PLAN NW 2050
Strata Council Zoom Meeting Minutes
Monday, February 27, 2023

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| 1. PRESENT: | Gordon Farrell
Joanne Parkinson
Carole Borthwick | Linda McLaren
Murray Thompson
Audrey Montero |
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REGRETS:

2. **CALL TO ORDER:** 6:30 pm

3. **ADOPTION OF MINUTES**

Wednesday, January 25, 2023 Strata Council Meeting Minutes were approved by email, with the following changes of the suite:

4.4.2. After the snow fall at the end of December 2022 followed by the heavy rain, water came into SL20 and SL09 from the deck next to suite **306** in Building A. Steps have been taken to determine where the water came from and how to repair it.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports.

4.2 **Grounds and Gardening**

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4.2.1 Landscaping

Yamato Landscaping Inc. continues with the weekly scheduled maintenance in the gardens around Cypress Point. Yamato has been helping with the snow removal at times as well as salting the premises.

Next month, Bartlett Tree Experts will schedule spring fertilization treatment in Cypress gardens.

“Please follow or refer to facebook@yamatolandscaping as 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.

4.4 Maintenance

- 4.4.1 Assured Environmental attended SL37 a few times for the treatment of silverfish. The owner reported seeing silverfish in the dining room ceiling light fixtures on daily basis. Treatments were performed a couple of times to eliminate the problem.
- 4.4.2 Max, the electrician, was on-site to uninstall and reinstall the lamp in the dining area of SL37 so that Assured could access the inside of the lamp connection where the silverfish were living.
- 4.4.3 In addition, Assured Environmental took care of a problem in Building C parking area where squirrels were getting into the insulation in the ceiling above a parking space and dropping it onto the glass of the car, making it dirty.

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- 4.4.4 After the snow fall at the end of December 2022, followed by heavy rain, water flowed into SL20 and SL09 from the deck next to suite 306 in Building A. The equipment installed to dry the wet areas was removed from the suites and repairs are soon to be scheduled by Canstar Restoration Company.
- 4.4.5 A new water boiler was installed by Corona Plumbing and Heating in Building C 7651. This was a replacement due to malfunction of the previous one.
- 4.4.6 Corona Plumbing and Heating investigated a water leak in the hallway of Building A. A temporary repair was done, eventually a water shut off is needed it in order to complete the repairs.
- 4.4.7 The fire panel in Building A has been beeping as there is a malfunction in the system. Sitka Fire Protection Inc., was on site and found that the problem came from the wires between the hallway in front of SL27 and the smoke detector in SL27. A rewire was performed by an electrician. The electrician also found damage in the ceiling to do with water ingress from the roof. Once it is confirmed that the repairs to the roof are completed, new insulation and drywall will need to be installed. This work is pending for the coming month.
- 4.4.8 Corona Plumbing and Heating attended a water leak from SL51 into SL34. The technician determined that the leak was coming from the dishwasher which was malfunctioning. The recommendation was not to repair the machine, but to acquire a new one. Meanwhile, the dishwasher is not to be used. The owners of SL51 will need to contact their home insurance and follow up with them to get the repairs done to SL34's suite. Kindly remember to check pipes, water connections and electrical connections in your suite occasionally to make sure they are working properly before they cause damage that will end up more costly to you and the strata.
- 4.4.9 Corona Plumbing and Heating assessed into the water ingress from SL20 into SL09. It is Corona's belief that there is no issue with the piping system, but at times there are ways that water can filter down into SL09. It is recommended that SL20 perform some repairs in their bathroom in order to avoid water to travelling into SL09. Meanwhile any repairs that SL09 has to perform due to the water ingress from SL20 will be charged back to the owners of SL20.

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- 4.4.10 Due to a malfunctioning smoke detector in SL9, a new device was installed.
- 4.4.11 It was reported by SL63 that noise was coming from the roof. After an investigation by Council Members and the Administrator, it was determined that some of the turbines on the roof were responsible for the noise. This is a consequence of heavy winds over the past few months. Corona Plumbing and Heating are aware of the problem and they will be checking which of the turbines can be repaired and which ones need to be replaced.
- 4.4.12 Precision Door & Gate Service Ltd, was on site to perform some repairs to the garage door in Building A 7511. The company replaced the complete bottom safety reversing edge and steel operator trolley cover.

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.

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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 is not large and can only accommodate 6 to 8 participants.

Currently, the exercise room has a fan that works. All the windows in the exercise room are working properly. Kindly remember to open and close the windows gently. Also remember to check that all the windows are closed if you are the last person leaving the exercise room. We appreciate your cooperation.

4.5.4 Pool

Arrangements were made for the pool area to be cleaned. A few bags of leaves were collected and the pool area is looking clearer of debris. Also, it helps to keep the pool cleaner as the wind blows leaves into the water. We continue with the maintenance of the pool to keep it active and working for the inactive months of use.

4.5.5

Building D, has fixed the light in the area near Building C. Two new lamps illuminate the area.

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 The glass lobby door in Building B has been fixed a few times since last year. We continue to see a poor performance in the door function. As the closer is not doing its job and the door slams heavily making noise and damaging the door itself. A service call was requested. Aberdeen Locksmith fixed the problem under warranty as requested from Strata Council. Please remember to be gentle when opening the door. Kindly remind the delivery personnel to wait for the beep before trying to open the door. With better care we will need to spend less money for these types of repairs.
- 5.2 Someone succeeded breaking into the locking mechanism on the enterphone in Building B, allowing the glass door lobby area to be unlocked and ready for anyone to enter without a fob. A technician from Omicron Fob System, attended to the problem the same day, but soon realized that someone had vandalized the enterphone system, by disabling the Post Office access lock. It was later, that the Post Office technician came to install a new lock. The technician in charge of the enterphone system made the final repairs for the enterphone to work again. Personnel, from Canada Post wrote to us suggesting a preventative target hardening shield be attached to the enterphone because he noticed that the microswitch lock was left protruding unprotected. The solution was to add a metal plate to recess the microswitch preventing any other thefts or damage to Canada Post lock.
- 5.3 Twice the lockers room has been vandalized. The first time the person entered the lockers room with a fob, or followed someone with a fob and entered. There was no indication of a struggle to enter the lockers room. A few items were missing from some lockers, including tools. Most locks were broken and apparently every single locker room was visited. The second time the door was damaged. We have increased the security on the door. Unfortunately, all this is an expense to all owners, and sad news for all. Kindly do not let anyone enter the premises without a fob, if they don't have a fob, they do not enter the building. We can kindly explain this to the person and they will understand. If you see something, please say something, we can all help make this a secure place to live.

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- 5.4 After the scheduled outage on February 22 and 23, 2023 the reconnection didn't go smoothly. An electrical post didn't come up again as planned and as a consequence, many of the lights in the hallway burned out. We had to buy around 25 replacement bulbs to replace them.

6. OLD BUSINESS

- 6.1 Strata Council discussed the replacement of the failing gutters and what the next steps should be in the process. Although it is still early to have the company work on them, due to the weather, we are planning to get ready for the spring when the replacement will take place. Details will be shared in the next few months.
- 6.2 Building B water pipe repairs are still pending. Corona Plumbing and Heating was planning to work on them during the month of January 2023 and now is March almost April. We do hope that in the next few weeks the repairs will start. We will let you know as a water shut off of the building is a must in order to performed the repairs.
- 6.3 If you are contemplating buying an electric car, please be aware that the buildings at Strata NW2050 do not have the electrical infrastructure to support car charging stations. There would be a considerable cost to modify our electrical systems and any upgrade project would need to be voted on by all owners.

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.

Thank you, SL 24, for volunteering being part of the committee. There will be a follow up plan for the members to get together and act on the EV.

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- 6.4 Thank you to all owners who have sent in their car insurance information to the office. If you have not done so already, kindly send the information to the office electronically or you can leave a copy of it at the office. Starting May 1, 2022 license plate validation decals were 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 be kept on file in order to be sure that everyone is in line with the requirements of parking in the Strata corporation.

7. CORRESPONDENCE

Incoming:

Outgoing:

8. FINANCIALS

Accounts Receivable as of February 28, 2023

SL105 \$370.93

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Fund review as of January 30, 2023

	January 2023
Contingency Fund	539,314.20
Special Levy Fund Carpet	451.51
Re-piping Fund	64,529.81
Exterior Building Fund	48,853.96
Future Remediation Fund	181,198.13
Gutters Levy Funds	57,767.06
Net Income Current Year	<u>6,594.58</u>
Owners' Equity	<u>\$898,709.25</u>

9. **MEETING ADJOURNED:** 7:37 pm

10. Next Strata Council Meeting Wednesday, March 29, 2023.