

**CYPRESS POINT ABC
STRATA PLAN NW2050**

**MINUTES OF THE STRATA COUNCIL MEETING
Wednesday, April 26, 2006**

1. **PRESENT:**

Tom Hargraves	Joanne Parkinson
Maureen Buchanan	Caroline Cote'
Larry Makutra	Scott Armstrong
Corinne Inglis	Amy Hendricks

2. **CALL TO ORDER 7:08 PM**

3. **ADOPTION OF MINUTES**
March 29, 2006 - approved

4. **COMMITTEE REPORTS**
 - A. **Social**

The next activity will be the Garage Sale scheduled for May 7th.

 - b. **Grounds and Gardening**
 1. Gardening/landscaping
 - ❖ A new tree will be planted in front of building A. Once completed, additional plants will be planted around the tree.
 - ❖ An owner requested 3 hanging baskets be installed at the pool, and to plant the area with flowers. It was decided not to install hanging baskets, because of the daily watering requirement and amount of care needed. Joanne volunteered to plant around the pool. It is intended to plant a mixture of annuals and perennials in planter pots and at the pool patio area in preparation for the pool opening on May 19th
 - ❖ Sale of garden hoses. Since the installation of our sprinkler system, we have some surplus garden hoses. These are the soaker type, and will be added to the Garage sale on May 7th.
 - ❖ A selection of 'fabrics' to cover bare soil areas was discussed, and examples viewed. Although effective and attractive

coverings, each has drawbacks (e.g. carpenter ants like wood chips, and rats enjoy some other types of coverings). The selection will be passed on to our gardener to look at and advise council of advantages/disadvantages.

- ❖ New Smaragd cedars will be planted on plaza C now that the membrane replacement has been completed.

c. **Fire & Security**

1. FOB system - installation completed. We will be installing handles on the man-doors to aid opening.
2. Updated Fire Plan. Tom is trying to scan it and convert to a 'word' type document to aid modifications.
3. Block Watch - ongoing.

d. **Maintenance**

1. Re: Professional Warranty Review - **Exterior**

Our warranty documents mandate an annual 'Professional' Warranty Review. Unfortunately this was missed from our budgets. Allstar provided a quotation at \$21,500.00 which was considered excessive by council. CSA Building Sciences quoted \$6,200.00 which also includes an overview of the unremediated areas. Read Jones recommends using a company called Duraseal & Westcoast Building Coatings. Corinne will contact Willis Canada to verify if this company meets their professional requirements - and if so will also obtain a quotation.

2. Owner Review - **Exterior**

Is to be carried out every six months according to our warranty documents, but will also be reviewed by CSA above on a more formal basis. A review is planned for April 29th by Building Maintenance Committee volunteers.

3. Roof top decking solution?

One private deck was never satisfactorily leveled after remediation. Standing on the corner of a section can result in the section flipping

up, endangering the roof surface below. Council will obtain quotes and consider what to do.

4. The new painter / handy man started work in the buildings and will repair and repaint the drywall due to re-piping at 137, 237 & 336.

5. Jackson Roofing has completed the membrane replacement on Plaza C.

6. Jackson Roofing will be on site April 27 re outstanding issues at 330 and 135 flashing

7. Hallway fans to be put on to summer hours, synchronized with the pool opening (May 19th)

e. Shared Facilities

1. Shared Facility adjustments to be deferred to next meeting.

2. Council discussed how the fobs will work at the pool area.

3. All Fobs will be enabled for pool access. The use of the pool will be controlled by the pool tag system. Please have pool tags available for checking by the volunteer members of the pool patrol. Please also note that specific Fobs may be disabled for pool access should an owner wish. Please contact the office if this is required.

4. The pool is scheduled to open on Friday, May 19th, 2006 for this season. Users are reminded to obey all posted pool rules and the posted hours of operation.

5. Starz Movie Channel. Council is happy with this channel as a replacement for Cinemax. We will investigate extending to more channels. For information on Starz contact www.starz.com for a complete movie line up.

6. The Satellite stations are as follows: #3 HBO; #5 Showtime; #7 Starz; #9 ESPN1; #11 Disney; #13 ESPN2

7. Men's sauna - in the nude. An owner raised concerns about the use of the men's sauna in the nude. The council considered it acceptable for men to use the men's sauna in the nude, and women to use the women's sauna in the nude. The Board of Heath recommends users sit on a towel for personal protection.

5. NEW BUSINESS

a. A garage door caught an owner's car while leaving the garage due to the garbage pick up blocking exit traffic. No damage was done to the car, but the garage door was derailed. The cost of re-railing the door will be paid by the Strata.

6. OLD BUSINESS

a. A decision from the Arbitration regarding the chimney cleaning / inspection should be received by May 4th, 2006. Bylaw 16.2 details the recovery of legal fees due to arbitration. Our legal counsel will be asked to look into recovering the costs of the arbitration if applicable in this case.

7. CORRESPONDENCE

Incoming correspondence.

a. A letter from legal counsel advises a writ has been filed. This owner has requested a meeting with council. The Strata lawyer will be asked if it is advisable for this meeting to take place.

b. A letter was received from legal counsel with a response from Woodridge and Ashford re Shared Facilities Agreement. Woodridge and Ashford mistakenly believe that they have been locked out of the facilities. They have not. Counsel discussed the letter. Apart from the lock-out misconception other points raised in the letter were useful topics, and a meeting was proposed in the letter. Council will request our legal counsel to respond to the letter, and supply our proposed topics for the meeting agenda.

Outgoing correspondence

- a. Letter sent to an owner regarding the procedure to follow when registering noise complaints.
- b. Letter sent to an owner returning an incorrect and incomplete Form K requiring resubmission.
- c. Letter sent to an owner charging them with costs to repair damage to their suite and the suite below as a result of a flood caused by their washing machine.
- d. Letter sent to two owners regarding a possible mould investigation. Corona determined that there was no mould in the wall system thus further investigation is not required.
- e. Letter sent to Barnes Craig, insurance adjustor, re remediation leak, requesting a refund for expenses incurred regarding this leak.
- f. Letter sent to Colliers regarding payment for the fobs assigned to them re pool & facility access. Colliers requested to pick up and pay for what they will use, i.e. they may only want 10 fobs and two weeks later they may want 10 more. Council will reply requesting full payment for all suites before pool opening.
- g. A reminder to owners with Rental suites that you are solely responsible for your tenants. All information regarding your suite and its operation, including parking stall numbers, cable TV, enterphone, etc. is to be provided to the tenant by the owner and not by the Cypress Point office. It was decided to review the Welcome Package and to add missing detail if required.

8. FINANCIALS

- a. Accounts Receivable as of April 19, 2006 is \$4,681.66
- b. March Shared Facility Financials issued.
- c. Approval of financials was received for October, November, December, January and February. Thanks to Larry (and Scott for his advice) for checking these packages. March financials were

discussed regarding 'Special Project Reserves'. Some funds have been moved between budgets incorrectly in our last financial package by Wynford. It was decided to request our new financial managers, Remax, to correct this.

9. OTHER BUSINESS

A blurb from the newspaper was circulated on getting along with really difficult people.

10. E-MAIL VOTES

April 18 - Proceed with mould investigation - 6 Yes votes

11. MEETING ADJOURNED 9:15 PM

12. NEXT MEETING: Wednesday, May 31, 2006

Strata Living is all about the three C's
Courtesy
Co-operation
Common Sense