

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, February 27th, 2008

|                    |                  |                  |
|--------------------|------------------|------------------|
| <b>1. PRESENT:</b> | Tom Hargraves    | Gordon Farrell   |
|                    | Larry Makutra    | Joanne Parkinson |
|                    | Carole Borthwick | Corinne Inglis   |

**REGRETS:** Cheryl Jones

**2. CALL TO ORDER:** 7:14 PM

**3. ADOPTION OF MINUTES**

a. January 30, 2008 - approved

**4. COMMITTEE REPORTS**

a. **Social** - Sadly, Erik Knudsen passed away on February 6<sup>th</sup>.

Cards continue to be sent out to owners who are ill or who are celebrating special occasions such as birthdays etc.

b. **Grounds and Gardening**

\*Planting of new shrubs will begin in the next few weeks at the front of Building B. New soil will be brought in and spread prior to the new planting.

\*The new trees planted a month ago will be fertilized in March or

April by Bartlett Tree Experts.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - will be meeting on March 17th

❖ Fire Marshals -

2. Block Watch - Deferred until further notice

3. Security -

d. **Maintenance**

1. Council expects the retiling of the lobbies and reupholstering of the banquettes to begin in March.

2. The repair of the wood windows and doors is almost complete.
3. RDH believe that the remediation repair has finally been resolved. One suite will require painting along one wall however, the moisture damage is minimal.

### ***Window Frame Stains***

*To remove the water stains on natural wood, mix equal parts of white vinegar and warm water. To begin, sand the stained area with 120 grit sandpaper. Next, scrub the area with the mixed solution and small stiff bristle brush, then blot dry with a towel. Continue this process until all visible stains have been removed. Rinse well with clear water and dry with a hair dryer until clear surface is obtained.*

*Shell Busey/House Smart*

### **e. Shared Facilities**

1. The court date relating to Shared Facilities took place on Thursday February 7<sup>th</sup>, 2008. Council has been advised that it may be two or three months before the results are received from the Judge.  
(Numerous letters pertaining to the subject)
2. The handyman has replaced the vanity/sink in the men's change room.
3. Exercise room questionnaire will be sent out shortly.
4. Council purchased a vacuum for the lounge as the existing one does not work.
5. The satellite provider will respond once they have more information regarding the channels. The ongoing disruption is due to the changes from analog to digital

## **6. NEW BUSINESS**

- a. Several newspaper articles have been received through the office mail slot relating to smoking on balconies, rental restrictions and the exercise room. Things to consider re the exercise room are:

How many people will use the facility?

Will we offer weights

Will we outsource the maintenance?

What insurance will we need?  
How much interest do the owners show?

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

### Incoming

- a. An email was received from an owner concerned about the status of the exercise room as they were going to give up their membership to a facility. *Council will proceed to obtain information regarding exercise equipment in this room - but may not formalize any decisions until the Judgement has been received from the courts regarding the use of all Shared Facilities.*

### Outgoing

- a. Letter sent to the adjustors finalizing the costs related to the flood of 2007. *The only outstanding cost remaining is the moving of the existing exercise equipment to allow for the installation of new flooring.*
- b. Letter sent to an owner requiring the garburator in the suite to be removed.
- c. Letter sent to an owner requesting that the bottles, cans and plastic bags in their vehicle be removed permanently.

## 8. FINANCIALS

### Accounts Receivable.

- a. Accounts Receivable as of February 15<sup>th</sup>, 2008 is \$2,379.74

|                 |          |
|-----------------|----------|
| Parking         | 2 suites |
| Move In         | 1 suite  |
| Locker          | 2 suite  |
| Strata Fees     | 2 suites |
| Late Fees/Fines | 5suites  |
| Other           | 3 suites |

- b. December Financials - deferred.

- d. Cypress December & January SF statements have been issued.
- e. Woodridge January SF statement has not been received.

**9. OTHER BUSINESS**

**10.E-MAIL VOTES**

**11. MEETING ADJOURNED 8:10 PM**

**12. NEXT MEETING: Wednesday, March 26, 2008**