

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, November 29, 2006

1. PRESENT: Tom Hargraves Joanne Parkinson
 Maureen Buchanan Larry Makutra

REGRETS: Caroline Cote', Corinne Inglis, Amy Hendricks, Scott Armstrong

2. CALL TO ORDER 7:10 PM

3. ADOPTION OF MINUTES

 a. October 25, 2006 - Approved

4. COMMITTEE REPORTS

 a. **Social**

 - AGM Raffle purchases are in progress

 b. **Grounds and Gardening**

- ❖ Sprinklers - have been turned off for the winter
- ❖ Arborist - the trees survived the storm. Some volunteers were spotted removing snow from some shrubs and trees due to heavy snow. Some trees had been cable braced by the Arborist and so were not damaged by the wind during this storm.
- ❖ Landscaping - discussion regarding some concerns with landscaping.

 c. **Fire & Security**

1. Updated Fire Plan and Fire Marshals - in progress
2. Block Watch - in progress
3. Request has been received to look into video cameras for the games room and main doors.

 d. **Maintenance**

1. Tom cleaned off the satellite dish that was covered in snow and interfering with the reception. Bill at Woodridge advised us of the problem.
2. Salt and sand were sprinkled throughout the complex on sidewalks, stairways and roadways
3. All items identified in the building maintenance surveys will be repaired in the spring - other than those identified as being owner responsibility.

e. Shared Facilities

1. The meeting regarding the drafting of a new Shared Facility Agreement has been scheduled for December 18 @ 9:30 am
2. It has been reported that an owner is inserting a screw in the sauna control in the men's change rooms. The owner has been instructed to stop this activity. Council will investigate the temperature settings as it has also been reported that they are cooler than normal

5. NEW BUSINESS

- a. Received the new insurance appraisal valuing the building and grounds at over 18 million dollars - an increase of just over 3 million dollars

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming correspondence.

- a. Letter received from an owner requesting something be done about vandalism to a stairwell and hallway in Building B. Also concern over burned carpet by a paper found on fire in the stairwell. If this is ever found again, the police will be called in as it may be arson.

Outgoing correspondence

- a. Letter sent to numerous owners regarding their response to the building maintenance surveys conducted this spring. These letters identified items

that is the responsibility of by owner.

b. Letter sent to an owner re placing a screw in the sauna control.

c. Letter sent to Remediation insurer requesting reimbursement.

8. FINANCIALS

a. Accounts Receivable as of October 15, 2006 is \$228.86

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b. Approval of financials for September - will be voted on once revised financials

9. OTHER BUSINESS

a. General discussion, in camera, regarding the upcoming AGM, Resolutions and Budget

10. E-MAIL VOTES

11. MEETING ADJOURNED 9:10 PM

12. NEXT MEETING: Wednesday, December 6, 2006 AGM