

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 31, 2021
Minutes

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

REGRETS: Lindsay Armstrong

2. CALL TO ORDER: 6:35 pm

3. ADOPTION OF MINUTES

February 28, 2021 Council Meeting Minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

There are no reports at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. has begun the spring cleanup. Aeration, and root fertilizer has been applied around the property. They will continue with grass maintenance including moss control, fertilizer and weekly mowing. Flower beds are being cleaned up. Yamato has started cleaning up the leaves and debris in front of the parking garages by blowing outward from inside the parking garages as debris was blowing in under the garage doors.

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Trimming of the ivy around the buildings is a priority. Soon we will see the flowers blooming in front of the “Cypress Point” sign in front of the Building A entrance. Council would like to thank SL 101 for their helpful suggestions regarding gardens maintenance.

Corona Plumbing & Heating Ltd., recharged the water supply piping to the hose bibs around the complex.



Cypress Point Spring 2021

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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** Western Fence & Gate Ltd. repaired a big hole in the fence behind the pool area. Our neighbours from the building behind Cypress Point find it convenient to have a hole in the fence where they can go through as a short cut to their home. If you notice a pattern where the same people go through that area, kindly report the information to the office. Cypress Point has paid a total of \$435.75 for the repairs. Council has requested a quote from the electrician to install a motion sensor light around that area.



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- 4.4.2 Drains** are a crucial part of a building's system for protection against water pooling, and building integrity. The first part of drain cleaning was performed on March 24 & 25 2021 in Building A (7511) only. Building B (7531) and C (7651) will be scheduled in the next few weeks. You will be contacted if your car needs to be removed from the parking stall during the drain cleaning days.
- 4.4.3** The gutters manage the rainfall and the debris that gets brought down with it. Keeping gutters clean and maintained is a vital task in protecting the buildings and properties, and the investments of the owners. The annual gutter cleaning for the year 2021 was performed on March 25 & 26 by Gleam Building Maintenance Ltd.
- 4.4.4** Corona Plumbing & Heating Ltd, had suggested fixing a pipe which is not leaking at the moment, but has the potential to in the future. As part of the area was already uncovered, it would have been a good time to make the repair. But, as it was very inconvenient for SL88, the openings were closed with the hope that the pipe won't show problems in the future. The handyman, Steve, closed both openings, the one inside SL77 and the one in the hallway in front of SL78.

4.5 Shared Facilities

IMPORTANT NOTICE

Cypress Point Residents:

By order and direction of the Provincial Health Officer (PHO), all events and social gatherings are suspended to significantly reduce COVID-19 transmission related to social interactions and travel.

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Stronger province-wide restrictions

Between March 29 at 11:59 pm and April 19 at 11:59 pm the PHO is strengthening province-wide restrictions:

- The variance allowing indoor religious gatherings and worship services between March 28 and May 13 is suspended
- Indoor low intensity group exercise classes are cancelled
- Restaurants, pubs and bars are closed for indoor dining. Outdoor patio seating and take-out or delivery is allowed
- Whistler Blackcomb ski resort is closed

Safety recommendations

In addition to the orders, the PHO strongly recommends:

- Working from home whenever possible, unless it is essential to be in the workplace
- Keeping your child home from school if they feel sick or have any sign of illness
- Getting testing immediately if you or anyone in your family feels sick
- Avoiding all non-essential travel.

Mask wearing is now mandatory for all indoors spaces including lobbies, hallways, stairwells, elevators, garbage rooms, laundry rooms, locker rooms and parkades. Council asks that the Cypress Point Community follow the protocols outlined by Dr. Bonnie Henry and exercise even more care while moving around the buildings. Please continue with hand washing and hand sanitizing before and after touching doors and other areas in and around the buildings. We want to make sure everyone stays safe and healthy!

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4.5.1 Games Room

The Games Room can be booked, but only people in your core bubble may use it.

4.5.2 Lounge

The lounge is closed until new information is received from BC Government.

4.5.3 Exercise Room

Due to the amount of work and expense that would be involved to keep the gym open at this time, Council has decided to keep the gym closed until further notice.

4.5.4 Pool

Basic maintenance for the pool continues on a weekly basis.

A new pump/motor was installed as the old one wasn't working properly and because that model was discontinued, parts were no longer available for it. The total amount for the repairs and new pump/motor \$1,600.00.

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

RDH Building Science was on site on March 31, 2021 completing the site visit for the Depreciation Report that they are updating at Cypress Point, Strata Plan NW2050. Mr. **Marineau-Brachmann** accessed all common areas such as the roofs, parkade and amenity rooms. He also visited some suites to review balconies and decks. Many thanks to the suites involved, your cooperation is greatly appreciated. An updated depreciation report is a must when trying to obtain new insurance for Stratas.

Strata Council approved discontinuing the security service. It will be a saving of \$15,000 in our Shared Facilities budget. We hope that Cypress Point continues to be a place with very few problems.

6. OLD BUSINESS

- 6.1** Please find below Cypress Point, Strata NW2050 website:
<https://cypresspointstrata.github.io/>

- 6.2** Strata Council and members of the carpet replacement committee had a Zoom meeting with two carpet company representatives who presented information about installing different types of carpet in our buildings. Both representatives supplied samples and quotes which the committee has looked at, discussed and narrowed down. Although the committee has made progress about decisions regarding the carpets, it was suggested by one of the committee members that we get one more quote. Strata Council approved the request and is in the process of obtaining one more quote from Island Carpet and Flooring Ltd.

- 6.3** The main email address for Strata NW2050 remains nw2050@telus.net. The email address cypresspointnw2050@gmail.com is also an alternative address if you wish to use it.

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- 6.4** West Coast Building Restoration Inc. won the bid for the window replacement project in the non-remediated sections of Buildings B and C. They were on site on March 31, 2021 along with Crystal Wegner from Read Jones Christoffersen. They measured windows and removed wood trim in suites in Building B. The job took longer than they expected so the same work that has to be done in Building C will be rescheduled.

RJC wants to let owners know that if extra trim was added to frame the wooden windows, it will not be replaced. Also, venetian or other types of blinds will not be replaced.

Euroline Windows screens: Screens can be ordered and will cost approximately \$100.00 for each window. Details on how to order the screens will be shared when the information becomes available.

7. CORRESPONDENCE

Incoming:

- 7.1** An email from SL64 requesting help with a draft in her suite. Council Members, Borthwick and Thomson, were able to help with the door by installing new weather stripping around it. The window seems to be having issues as air still coming into the suite.
- 7.2** An email from NW1942 requesting information regarding the change of use of the hot tubs. This letter was addressed by Council few months ago. Council approved to re-send the letter to Strata NW1942.
- 7.3** A quote was received from Corona Plumbing & Heating for the installation of digital clocks to regulate the hallway fans. It will be \$200.00 for each single clock and \$350.00 for a double (which is needed in Building B). Council has approved starting with Building C and revisiting the issue before moving to Building A, and B.

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- 7.4** An email from NW1942 requesting information on the Security Expense, as well as documentation on insurance and appraisals to support the huge overruns/increases in insurance costs.
- 7.5** A quote from Apex Atlas for \$3,192.00 was approved by Council. This amount includes:

SCOPE OF WORK ROOFTOP FOR THE THREE BUILDINGS

CLEANUP: Utilizing blowers, brooms, shovels, gathering up, bag, and removing rooftop debris from the roof.

Remove sludge from the drain sumps and drain screens utilizing shop vacs and shovels.

Download debris from the roofs.

Once completed, remove all related debris to an authorized disposal facility.

- 7.6** The window replacement project does not address balcony doors or balcony windows. The new windows replacing the old ones are very similar to the vinyl windows we find in Building A and the remediated areas in Building B and C. There are new safety features, but basically the structure is the same to maintain uniformity in the Buildings.
- 7.7** A letter from Novus Entertainment. Novus is a Vancouver based telecommunications company specializing in fibre-optic high-speed internet, IPTV & VOIP Phone services in the Metro Vancouver area. Offering services to Strata NW2050. Council is still investigating if is beneficial for the owners to have an additional telecommunication provider serving Strata owners. At this time Council decided to defer the issue for now as we have quite a few projects underway and if approved, would require more time from owners to allow technicians into the buildings and suites.

Outgoing:

Letter-Email to Strata Plan NW1942 regarding hot-tub procedures.

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8. FINANCIALS

We have not received the revised financials for December 2020. Council found a few items that needed to be adjusted and we are still waiting to hear from CrossRoads. We do know, after taking into consideration the enormous increase in the insurance premiums and the surpluses Strata NW2050 has been accumulating over the past years, that the total deficit for 2020 was only **\$13, 731.20** and not \$52,000! 😊

a) Accounts Receivable as of February, 2021.

SL20 \$3,246.63

SL29 \$491.41

b) Woodridge Shared Facility financials were received for February and March 2021.

9. MEETING ADJOURNED: 8:00 pm