

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, February 22, 2012

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|--------------------|---|-------------------------------|
| 1. PRESENT: | Gordon Farrell
Aviva Levin
Corinne Inglis | Terry Ash
Carole Borthwick |
|--------------------|---|-------------------------------|

REGRETS: Larry Makutra

- 2. CALL TO ORDER:** 7:00 pm

3. ADOPTION OF MINUTES

- a. February 22, 2012 - approved by email vote.

4. COMMITTEE REPORTS

- a. **Social** - Appoint a social person. Corinne to look for a volunteer.

- b. **Grounds and Gardening**

- 1. Report from the Gardening Committee

- Tyax will be cleaning up the pool area on April 19th to get ready for Power washing.
 - The lava rock outside of Bldg A and the two other bags of lava rock in the gardening room will be spread in the pool by Tyax on or about April 19th once they have completed their spring clean up.

- c. **Fire & Security**

- 1. Fire Plan and Fire Marshals - Larry - No Report.
 - 2. Block Watch - Caroline - No Report.
 - 3. Security - Terry - No Report

- d. **Maintenance**

- 1. The following dates have been prearranged for maintenance:
 - March 28 - Sump / Drain Cleaning
 - April 3 - Activate and test sprinkler system
 - April 4 - Structural Review of Roof Top Deck
 - April 5 - Dryer Vent cleaning
 - April 19 - Clean up of landscaping in pool area - move lava rock

- April 26 /27 - power washes pool, parkades and clean windows/skylights
 - May 10 - Vancouver Board of Health to inspect pool area (one glitch)
 - May 18 - Tentative date for pool opening
2. RDH quotation for inspection of Remediation Warranty that expires on January 13, 2013 is \$6,500.00. Infrared will be used in one stairwell that smells musty and the Plaza C membrane will be investigated further. *Approved. Funding to come from the Operating Budget.*
 3. A rooftop deck committee meeting took place on Saturday, March 24th. An owners meeting will be arranged *with Tony Gioventu once quotations have been received so that owners understand what is involved and will cover the pros and cons of cost sharing.* Tom Hargraves drafted a proposed bylaw *re Limited Common Property re the rooftop decks which Tony Gioventu has said is a 'Great Start'.*
 4. All rooftop decks received new 3 ply SBS membrane roofing in December 2000 which was overseen by Interprovincial Inspectors. As part of their specification, replacement of any deteriorated plywood sheathing or wood cant was specified. In addition, due to a water leak by the roofing company, the ceiling of 229 was opened up and inspected along with Terry Bergen of RJC. The drains were noted to be really old and were subsequently replaced. The dryer ducts were not insulated and proper exhaust vent hoods were not in place - which was also corrected. *No other deficiencies were noted.*

e. Shared Facilities

1. Council discussed pool patrol and scheduling. Do you have 20 minutes extra every week? Do you use the pool regularly? We would love to have you volunteer to assist us with pool patrol - please contact the Cypress office for more information.
2. Cypress to hold a Shared Facilities meeting towards the end of April and will ask for volunteers to assist with pool patrol.
3. The second phase of renovations to the lounge will commence after May 15th. The carpeting and tile will be replaced and the closet and bathroom areas will receive the same tile floor as has been installed

in the kitchen area. Funding will come from the Shared Facility budget. *Council to discuss in detail at the May SCM.*

5. NEW BUSINESS

1. A price for the Clark Wilson current Bylaw package was obtained. The value is \$750.00 and includes one hour of legal time. Hammerberg have encountered an internal problem and will not quote at this time. *Approved. Aviva will contact them and will advise council if she wishes to proceed with the package.*
2. We have received our renewal quote on building insurance totalling \$48,142.00. The cost will be split with Shared Facilities. *Approved.*

6. OLD BUSINESS

Remediation Project - Ocean West (OW) and Read Jones Christoffersen

- a. We received the final invoice for the work this week and believe that all of the deficiencies have been completed, save one, which will be completed on Thursday, March 29th. RJC will conduct final inspections shortly and any remaining money in the levy fund will be refunded to the owners.

7. CORRESPONDENCE

Outgoing

- a. A bylaw infraction was sent to one suite for playing music very loudly.
- b. Letters sent to the Shared Facility Partners regarding the shortfall in last year's budget due to the removal of the satellite dish from the roof. In accordance with the new agreement, payments must be issued by May 15th.
- c. Notices sent to the residents of the second floor south of Building C regarding an ongoing foul odour in the hallway. Residents feel that it may be from garbage that has not been thrown out but wish the problem to be identified and resolved.

Incoming

- a. An owner has sent numerous emails to council and is very unhappy that the notice boards in the elevators will not be lowered. *Council approved moving the notices from the top tier to the lower tier in Bldg B only.*

8. FINANCIALS

- a. Accounts Receivable as of March 20, 2012 is \$18,904.73
- b. Woodridge December 2011, January and February 2012 statements have not been received.
- c. Approval of October, November, December, January and February financials required. *December, January and February financials were approved with corrections. Larry to be reminded to approve October and November financials.*
- e. All audits and income tax filings have been completed.

9. OTHER BUSINESS

Tony Gioventu advised the Strata Council that, "discretionary action of enforcement over bylaws and rules is not within the scope of authority of council. It would be no different than speed signs saying the speed is 100 kph and fines will be imposed based on the value of your car. In short, regardless of your contribution to the Strata Corporation, the Bylaws must be administered equally to all owners. The only time Council can use their 'discretion' is when the bylaw states that it is 'at the discretion of council'.

Council will provide Rusty's Towing with the signatories of all council members and the Administrator so that any of these people can have an illegally parked car towed from the premises.

10. EMAIL VOTES

- 1. The Strata Council approved the February 22 minutes.

11. MEETING ADJOURNED: 9:00 PM

12. NEXT MEETING: April 25, 2012