

STRATA PLAN NW 2050
Strata Council Zoom Meeting
Sunday, February 28, 2021
Minutes

1. PRESENT: Gordon Farrell Joanne Parkinson
 Carole Borthwick Queenie Cheng
 Audrey Montero

REGRETS: Lindsay Armstrong
 Murray Thompson
 Linda McLaren

2. CALL TO ORDER: 4:10 pm

3. ADOPTION OF MINUTES

January 27, 2021 Council Meeting Minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

There are no reports at the moment.

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4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. continues with the regular service of cleaning, pruning, and replanting. Spring is on its way and we are looking forward to the trees and flowers blooming around our property.

Around Cypress Point

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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** Council would like to thank SL42 for shovelling the snow along the sidewalk in front of Building A, as well as around the main entrances of Buildings A, B, and C. Many thanks.
- 4.4.2** An emergency call was placed to Corona Plumbing and Heating to clear a plugged kitchen sink for SL2. Numerous passes were required to clear the blockage of grease and food waste in the main drainage pipe. Council would like to remind residents to be mindful while draining things in the kitchen sink. Oil and food waste should be collected and disposed of in other ways, not poured down the drain in the kitchen sink. Oil/grease and food waste should be disposed of in the compost bins.
- 4.4.3.** A thermostat was changed in the elevator room of Building A 7511, as the old one malfunctioned which made the room extremely hot.
- 4.4.4** Corona Plumbing & Heating Ltd, continues to work in the hallway of Building C, and also in SL77 as it is connected to the pipes that run above the bathtub for SL77. While Corona was working on a damaged pipe in the hallway of Building C, they noticed that another pipe might be compromised. This new finding, led to opening an investigation in SL88. There is a possibility of working on the internal pipes while the ceiling is open,
- 4.4.5** Kindly exercise caution when disposing of food waste in the compost bins and recycling in the garbage rooms. We are still noticing that people are putting their recycling items in a plastic bag to carry them down to the recycling bins and then tossing in the bag and all. Please undo the plastic bag,

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empty the recycling into the bin and put the plastic bag in either the large garbage bin or the small garbage bin.

- 4.4.6** Corona was on site on January 4, 2021 to complete work clearing the bathroom basin drainage for SL80 and SL91. Numerous passes were required to unblock the hair found in the pipes.
- 4.4.7** A preliminary investigation on the condition of the roofs took place on Friday, February 26, 2021. Due to the previous cleaning, the roofs in general are not bad but need some cleaning before the roofing company can be called to perform a formal inspection. Council believes Strata will save a significant amount of money by calling qualified, but less expensive, personnel to clear off the leaves that have gathered in some areas and clean the dirt and debris that has collected around the drains.



Roof Building C 7651

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- 4.4.8** Council is waiting for Corona to give us a quote on drain cleaning.
- 4.4.9** One skylight in Building A, SL24 was replaced as the dome had cracked. Four skylights were replaced in Building C, SL101, SL98, and SL99, and one in the hallway of the building. Three of the skylights had to be replaced because they were cracked or malfunctioning, and the one for SL99 was an upgrade so the expense was paid by the owner.

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.

The order is in effect from November 19, 2020 at midnight to February 5, 2021 at midnight.

Social gatherings

No social gatherings of any size at your residence with anyone other than your household or core bubble. For example:

- Do not invite friends or extended family to your household
- Do not host gathering outdoors
- Do not gather in your backyard
- Do not have playdates for children

Stick with your core bubble.

For most people, their core bubble is their immediate household. An immediate household is a group of people who live in the same dwelling. For example:

- If you have a rental suite in your home, the suite is a separate household

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- If you live in an apartment or house with roommates, you are all members of the same household

For others, including people who live alone, their core bubble may also contain a partner, relative, friend or co-parent who lives in a different household. This should be a maximum of two people outside of those living in your immediate household.

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!

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 which in the long run will save us money when we eventually get to reopen it.

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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.

5. NEW BUSINESS

6. OLD BUSINESS

- 6.1** Please find below Cypress Point, Strata NW2050 website:
<https://cypresspointstrata.github.io/>
- 6.2** Council will be scheduling Zoom meeting with carpet companies who have given quotes for the replacement of the carpets in Buildings A, B, and C. Council will be extending an invitation to the volunteers for the carpet committee. Details of the meeting and results to follow up next month.
- 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.
- 6.4** The bid period for our window replacement project was extended to February 23, 2021 at 2:00 PM. This extension was given to prospective contractors due to a change in the Euroline window system. The new window systems are very similar to the ones in the remediated areas of our buildings but with a few new safety features. Euroline Windows has confirmed that they are able to provide pricing to bidders

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At the moment, we are still waiting to hear from RJC regarding the bid results. We will have more information for owners in the March minutes regarding RJC's suggestions to do with pricing and start-up dates.

7. CORRESPONDENCE

Incoming:

- 7.1** A quote from Assured Environmental Solution Inc., pest control company to follow up on a squirrel nest inspection in the parking area of Building B. The squirrels are removing the insulation from the ceiling which results in pieces of it falling on the car parked underneath in stall SL65. Council voted to come up with a less expensive solution.
- 7.2** An email from NW1942 requesting information regarding the change of use of the hot tubs. This letter has been addressed by Council few months ago. Council approved re-sending the letter to Strata NW1942.
- 7.3** An email from RDH explaining a typo error. The quote for the Depreciation report will cost \$10,000 and not \$9,000 for the comprehensive report. RDH is already collecting documents and has started to work on the preliminaries of the report.
- 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** An email from SL64 requesting information on the possibility of replacing the balcony door as draft appears present in the suite.

The project Strata NW2050 is about to embark on is strictly to do with replacing windows on the outside walls of the non-remediated sections of Buildings B & C. Patio doors and windows are not part of the scope of work for this project. All patio door and window issues should be addressed separately by contacting the office and giving the information about the problem in order for it to be addressed by Council.

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- 7.6** An email from SL106 regarding the utility bill from the City of Richmond and how the owner was under the impression that it was part of the Strata fees.

A Cypress Point suite owner is responsible for their own utility bills from the City of Richmond. They are not a component of strata fees. Strata fees are for the ongoing maintenance of our strata buildings. All property owners receive utility bills. This includes owners of single-family homes, apartments, townhouses, as well as industrial, commercial, institutional and agricultural properties. For more information go to the City of Richmond website at this link:

<https://www.richmond.ca/cityhall/finance/utility-fees/duedates-utilities.htm>

- 7.7** A email from SL78 with various questions regarding the window replacement project.

The window replacement project does not address balcony doors or balcony windows as they are sheltered from the weather. The new windows replacing the old ones are very similar to the vinyl windows we find in the remediated sections of Buildings A, B. and C. There are new safety feature changes but basically they look the same to maintain uniformity in the buildings.

- 7.8** 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.

Outgoing:

Letter-Email to Strata Plan NW1942 administration in response to questioning the Security expense as well as all the documents related to the insurance and appraisals of Strata NW2050.

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8. FINANCIALS

- a) We knew we were going to end 2020 with a deficit of between \$45,000 - \$60,000 due to the huge increase in our insurance premiums so we wanted to let owners know that when all was said and done, we ended up with a deficit of approximately \$52,000 which was paid for by the CRF instead of by levy.

- b) Accounts Receivable as of February, 2021.

SL20 \$4,458.19
SL54 \$ 176.34

SL4 \$648.23

- c) Woodridge Shared Facility financials were received for December 2020, and January 2021.

9. MEETING ADJOURNED: 5:45 pm