

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, March 26, 2008

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| 1. PRESENT: | Tom Hargraves
Larry Makutra
Carole Borthwick
Corinne Inglis | Gordon Farrell
Joanne Parkinson
Cheryl Jones |
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INVITED GUEST: Steve Tosh - accepted a position on council

- 2. CALL TO ORDER:** 7:05 PM

3. ADOPTION OF MINUTES

- a. February 27, 2008 - approved.

4. COMMITTEE REPORTS

- a. **Social** - The next function will be the upcoming multi-complex garage sale. The tentative date that has been set is Sunday, April 27th, 2008.
- b. **Grounds and Gardening**
Soil has been delivered and spread at the front of Building B. New plants have been ordered and planting will begin shortly in the next week.
- c. **Fire & Security**

1. Fire Plan and Fire Marshals - the March 17th meeting went very well - and the group was pleasantly surprised by the arrival of some members of the Fire Department. The Fire and Security team would like to know how many owners would be interested in buying a fire extinguisher if they were purchased in bulk. The Fire Department stated that every suite should have a fire extinguisher. The 'Emergency Response' Questionnaire was reviewed by council.

One council person advised that they have a chain ladder that can extend and hang from their balcony in case of fire or emergency. The next meeting will be held on April 14th, 2008.

2. Block Watch - Deferred
3. Security - No report

d. Maintenance

1. The retiling of the lobby In Building A (7511) and reupholstering of the banquettes will commence April 8th.
2. The repair of the wood windows and doors is complete.
3. RJC will be providing a building inspection on both the remediated sections of the buildings and the unremediated sections.
4. Recaulking of a chimney cap and flashing were completed on Building B due to a small leak.
5. The eaves have been cleaned out - but two areas require additional attention. The eaves are in very rough shape and are broken apart at most corners. Perhaps we should consider replacement?
6. Power washing and window washing will be arranged soon. The window washing may commence any time but the power washing will likely take place in May just prior to the pool opening.

e. Shared Facilities

1. New flooring complete with rubber baseboard will be installed in the exercise room shortly. The flooring is being replaced on the recommendation of the restoration company, due to the flood that occurred in 2007. *Insurance will cover the replacement of carpet for \$5,010.60 and the new floor will cost \$7,221.90 - a difference of \$2,211.30 to be absorbed by SF.*
2. The painter has repainted the cupboard faces in the exercise room due to extreme discoloration.
3. The results of the Exercise room questionnaire are as follows:

Response received from 49 suites out of 106 = 46% participation

#1 - Treadmill @ 61.2%
 #2 - Dumbbells @ 46.9%
 #3 - Elliptical @ 42. %
 #4 - Flat Incline Bench @ 36.7%
 #5 - Do Not Use the Room @ 30.6%
 #6 - Upright Exercise Bike @ 28.6%
 #7 - Recumbent Exercise Bike @ 24.5%

4. Council received an assessment of the equipment currently in the room from Fitness Town and were advised "All Units - No good and should not be used in the club house. Could be a liability." Council voted to keep the treadmill and free weights and dispose of all other non working equipment.
5. Council approved the replacement of the old Crane toilets x 2 in the games room.

6. Council approved the repainting of the games room in the same colors as hallways.
7. Due to ongoing problems in the games room, council approved the closure of this room for the next month. Drinking beer, writing on the walls, vandalism, crawling in through the windows etc is not acceptable behavior.
8. New pool signage has been ordered. Total cost is \$750.75.
9. Imperial Paddock installed the new watermatic system on the spa today. The spa leak has been repaired but a few small cracks on the deck surface require minor repairs.
10. The pool opening will be Friday, May 16th - the May long weekend!!
11. Vancouver Coastal health is offering a pool / spa operators course.
12. The pool patio chairs are rusted through and should be replaced. *Council approved disposing of these chairs and replacing them with the chairs on the patio deck located on Building A.*
13. Imperial Paddock recommends that we consider a 'heat savr' for the pool. It is a liquid that is injected into the pool and spa - and it saves heat. They say the saving is rather dramatic and will forward the brochure and quote for us to consider. *Council to investigate further.*
14. The satellite provided has provided a quote and options regarding adding channels to the current lineup. *Council to review.*
15. The judgment handed down by the court states that the 1988 Shared Facility Agreement is the agreement in force which means that the four participating strata corporations are to share the facilities indefinitely.
16. Council held a general discussion regarding how to proceed in an amenable fashion with Shared Facilities.

5. NEW BUSINESS

- a. Bylaw Infractions: The bylaws do not state over what period of time the 1st, 2nd and 3rd are enforced. *Council approved the time of one year which CHOA advise is the norm.*
- b. Council discussed replacing our current lawyer. *Options will be researched.*
- c. The CHOA Annual General Meeting is being held on April 12, 2008.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. An email was received from an owner regarding the use of their garburator as they had one prior to the bylaw. They wish to request a grandfather re use of their garburator. *Council approved.*

Outgoing

- a. Letter sent to Northwest Waste regarding extra charges. *Gord will draft a new sign for the garbage rooms as the recycle company is only a few blocks away - and owners need to be doing their own recycling of computers and other household items. Recycling of these items is not the responsibility of the Strata Corporation.*
- b. Letter sent to the adjustor regarding the fire for costs incurred.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of March 15 - not yet provided

Parking	suites
Move In	suites
Locker	suite
Strata Fees	suites
Late Fees/Fines	suites
Other	suites

- b. December & January Financials - approved.
- d. Cypress February SF statements have not been issued - not yet received.
- e. Woodridge January SF statement has been received.
- f. Council approved payment of legal invoices.
- g. Insurance premium is a 36% increase. *We will shop around for a rate.*
- h. Possible year end shortfall due to insurance. Ratification will be required due to the extra costs that will be charged to CRF for costs re lawsuit.

9. OTHER BUSINESS

10. E-MAIL VOTES

- a. Council approved an owner parking a motorcycle in their stall along with their vehicle.

11. MEETING ADJOURNED: 9:30 PM

12. NEXT MEETING: Wednesday, April 30, 2008