

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Thursday, December 9, 2010

1. **PRESENT:** Gordon Farrell
Larry Makutra
Carla Evans

REGRETS: Cheryl Jones, Max Dragun, Corinne Inglis

- 2. CALL TO ORDER: 6:40 PM**

3. OTHER BUSINESS

- a. Does council want to hold the AGM in January or February? *Tony Gioventu recommends we hold it in January. Council approves January.*
- b. Does council want to hold a separate SGM for the remediation part? *Council approves holding a separate SGM about remediation at a later date.*
- c. Will the SGM also include a design plan for the lounge so council can proceed with renovations? *I suspect the majority of this value will be for new kitchen cabinets and counter tops which we should be able to select and propose???) Council declines the inclusion of a lounge design plan at this future SGM in order that the focus of the meeting is on the more important and complex building remediation.*
- d. *Proposed date of the AGM and SGM?*
Council approves Wednesday, January 19th for the AGM.
Council defers to choosing the date of the SGM until a later when they have received detailed information from the contractor bids.
- e. Select light fixture for the pool patio area / install the new fencing
Council approves reusing the existing light fixtures. The railing company is to make the posts at approximately the height and location of the existing lights to tie in with the new railing. Carole has volunteered to clean the existing light fixtures.
- f. Approve bylaw to change parking stalls # 3, #4, and #10 to loading zones that residents can use. *Carole to present wording to be used for this bylaw.*
Council approves bylaw changes to be presented at the AGM.

- g. Move for sale sign at the driveway entrance?

Council approves to propose at the AGM that we move the Realtor For Sale signs currently located in the island between the entrance & exit driveway now hidden behind tall shrubs to a forward position towards the street in clear view.

- h. Proceed with RJC's proposal to change plans and specs in order to adopt the proposals that council has approved for the SGM? *We can still obtain pricing from West Coast as Barry suggested when we met with him. Council approves.*

- i. Ask Barry of RJC to attend the SGM re remediation?
Council approves.

- j. Lounge Design Plan

Need an overall design plan in 2011 that can be proposed to the owners for their approval.

- cover over the stairwell? *Get basic price for this from Westcoast*
- Renovate the kitchen area, cabinets and countertop
- Renovate (refinish/paint) the walls
- select new flooring throughout

Council defers completing an overall Lounge Design Plan to a later date until we have received an estimate on covering over the stairwell. The design possibilities and available funds will be tied to the feasibility of covering the stairwell to gain more floor space.

- k. Propose Tom's changes of the lounge and games room to the owners for their approval?? Or quickly put out a questionnaire and ask for the owners opinion?

Council defers. We will need to receive an estimate on covering over the stairwell. The design possibilities and available funds will be tied to the feasibility of covering the stairwell to gain more floor space.

- l. Propose to the owners at the AGM to remove all the various types of well worn flooring in the Lounge so that there is only bare concrete and have the concrete surface cleaned and polished. The current carpet is lifted in key traffic areas and is disintegrating. This could be a tripping hazard . Cost should be minimal and not affect any future Lounge design plan that may include some type of new flooring over the concrete.

Council approved.

11. MEETING ADJOURNED: 8:35 PM

12: NEXT MEETING: