

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, June 4th, 2008

1. PRESENT:	Tom Hargraves	Larry Makutra
	Joanne Parkinson	Cheryl Jones
	Steve Tosh	Corinne Inglis

REGRETS: Gordon Farrell, Carole Borthwick

2. CALL TO ORDER: 7:11 PM

3. ADOPTION OF MINUTES

a. April 30, 2008 - Approved

4. COMMITTEE REPORTS

a. **Social** - A recent wedding was reported. The committee will respond.

b. **Grounds and Gardening**

1. Council declined to open up an account with Bloom Nursery.
2. Some new soil is required at the pool for next spring.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - No report
2. Block Watch - No report
3. Security - No report

d. **Maintenance**

1. The retiling of the lobbies and reupholstering of the banquettes has been completed. *Some deficiency work is required.*
2. Power washing of the walkways, parkades, buildings and pool areas has been completed.
3. National Building maintenance has provided a quotation to machine clean the new lobby tiles and apply three coats of floor finish for \$825.00. *Council approved.*
4. Canstar forwarded their \$95.40 cheque re the fire claim.
5. The handy man advised that he has found a system for securing the pictures to the walls.
6. The elevator in Building B has been acting up again and a resident was trapped inside for 20 minutes. *Richmond Elevator was called out to repair.*
7. A few residents are reporting problems with birds and squirrels. *Critter rescue will be called out to look after this.*

e. Shared Facilities

1. The rubber matting for the exercise room arrived today and should be installed shortly. *The free weights will be installed on top of the rubber matting in order to deaden the sound and to prevent damage to the new floor.*
2. The shuffleboard pucks are missing from the games room along with the brush and wax. *Council approved locking the room up indefinitely.*
3. Residents are complaining about the rules at the pool. *The rules and regulations are the same rules in force at any City owned pool.*
4. The workmanship on the pool deck cracks was terrific. They did a wonderful job.
5. The Board of Health requested that we provide a non-conducting rod and a test kit for the pool pump within one week.
6. Council approved the following satellite channels:

New Satellite Channel Line Up - May 2008

Showtime	05
Starz Cinema	07
Discovery Investigations	09
Starz Kids & Family	11
Arts	13

We have been losing channels as the stations upgrade from analog to digital.

7. Janitorial and residents reported problems in the men's sauna and change rooms between June 3rd & 4th involving a sticky substance on the walls, handles, seating and floors in the change room. *The fob system has narrowed the problem down to two suites.*
8. Residents are complaining that there have not been any pool patrols conducted since the first week the pool was open and kids are being found in the pool after 6pm.
9. There has been notification that there is no hot water in the ladies showers. Corona checked and advises that the water needs to be run for awhile to get hot water.
10. Imperial Paddock advise there is a problem with the pool filter and it should be replaced with a larger size due to the volume of people using the pool. Currently, the problem is causing the heater for the pool to shut down which means that the temperature of the pool has been too cool. Imperial would like to move the 24" filter to the spa and install a new 30" filter

on the pool. They believe this will solve the problem. The cost will not exceed \$2,000.00. *Council approved.*

5. NEW BUSINESS

- a. Our cleaning company advised that Shirley, who cleans Building B, has taken a fall and has broken her wrist. They are asking us to bear with them while they try to fill in for her as they don't want to replace her.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. An email was received from an owner requesting two replacement cedars be planted on Plaza A/B to replace the dead ones. *The gardener will be asked to replace these ASAP.*
- b. A letter was received from a resident where special attention will be required in case of an emergency. *Their suite number and name will be put in the fire panel in the lobbies for the emergency personnel.*
- c. Complaint received from an owner regarding another owner's surround sound and the constant thumping of feet etc. *The owner receiving the infraction regarding surround sound advises that they do not have surround sound and that the hard surface floors in their unit are covered with area rugs. They feel that they are not the suite responsible for the noise being generated. Council visited this suite and verified this owner's response.*
- d. Email received from Bldg C about excessive noise in Bldg A. *An interpreter will be used to communicate with this resident.*
- e. Email received from a tenant regarding bylaw infractions and resultant fine. *Council approved reversing the fine - but during the course of the meeting found this resident in the pool during adult hours - with a child.*
- f. Letter received from The Wynford Group regarding Shared Facilities. *A draft response letter will be sent to council to approve.*

Outgoing

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of May 15 is \$2,580.52

Parking	1 suite
Move In	1 suite
Locker	0 suites
Strata Fees	2 suites

Late Fees/Fines	5 suites
Other	2 suites

- b. February 2008 Financials - appropriate attachments have now been received. *Financials approved.*
- c. Woodridge April statement has been received. (Surplus is \$37,592.63)
- d. Remax has not responded to our request for clarification re postage and photocopying charges in 2007 for February, April and July. October charges were reversed in December - they did not belong to us. *Tom to pursue.*
- e. Special General Meeting to be held on Tuesday, June 10th, 2008. Some proxies are being received in the office.

9. OTHER BUSINESS

10. E-MAIL VOTES

- a. After some investigation, Council approved a boiler and storage tank system for Building A to replace the hot water tank that was found leaking and required replacement. This new system is more expensive but lasts longer than the hot water tank systems.
- b. Council approved repainting of the lobbies with the colors chosen by the Interior Designer.

11. MEETING ADJOURNED: 9:15 pm

12. NEXT MEETING: Wednesday, June 25th, 2008