

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting Wednesday, September 28, 2005

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| 1. PRESENT: | Tom Hargraves | Joanne Parkinson |
| | Maureen Buchanan | Caroline Cote' |
| | Amy Hendricks | Corinne Inglis |

REGRETS: Barclay Morgan, Peter Yeung

Invited Guest: Annemarie Kirkpatrick

2. CALL TO ORDER (7:15pm)

3. ADOPTION OF MINUTES

- a. July 13th, 2005 - Approved
- b. August 31st, 2005 - Approved

4. COMMITTEE REPORTS

a. Social

The volunteer party is coming along nicely. All arrangements have been made. There are just a few last minute things to attend to.

b. Grounds and Gardening

- 1. The contract has been finalized with the new gardeners Paddy O Planters. She has started to work on the proper pruning of the shrubs and bushes that have been improperly pruned for years. You will notice quite a few drastic cutbacks (pruning) on many of the shrubs and bushes.
- 2. We have received the second arborist report and will be reviewing it against the first one to see what action will be required with all of the trees on the Cypress Property.

c. Fire & Security

- 1. We received a quote from Sentinel security regarding adding FOBS to more doors, for review and vote at the AGM. The quote is as follows:

- The 3 main gates beside each buildings parkade door
 - The 4 doors from the parkades to the inside of the buildings (there are 2 on building B)
 - The door that goes from the parkade to the outside, that is nearest to the pool (because it is a heavily used door)
- Will cost nearly \$13,000.00

To FOB the following Shared Facilities units:

- Both (2) Pool gates, \$3,200.00
- The Games Room, \$1,600.00

Fobs and taxes are separate prices. That brings the total estimate to \$21,557.40. The estimate is based on all the above work being done. If some components are altered, the price may vary.

Council feels that putting a FOB on the pool and the games room would help with security of those areas. The locks have not been changed on these doors for many, many years.

2. Dryer vent cleaning has been completed.

3. Fire Plan - Caroline will work on recruiting 21 people (1 per fire wall per floor) to act as floor captains who will know what to do in case of a fire.

4. Caroline has been in touch with Block Watch. She is waiting for a response from an owner who has volunteered to co-captain the Block Watch program. In the meantime Caroline will begin looking for recruits to help out and to educate them what the program is about.

Invited Guest Arrived, 8pm.

Annemarie Kirkpatrick arrived at 8pm to discuss a fine she had received regarding numerous complaints that council received regarding noise coming from her suite. Council informed her that the decision was based on the facts presented by both parties, and she was given several notices that could have been responded to regarding the issue before she was fined.

Also discussed was another fine levied regarding the wrong color of blinds. Council voted unanimously not to reverse the fine as the blinds were not the correct color as stipulated in the Strata Corporation Bylaws.

d. Maintenance

1. Tom is to arrange a walk around with his committee to follow up on any deficiencies.
2. Building C Remediation work has a leak at Building C. We have emailed the contractor, engineer and insurer to advise them of the problem. A formal claim must be registered with the insurer in order to proceed with the repair.

e. Shared Facilities

1. A count of assets is needed in the games room. Amy and Maureen have agreed to take charge of this.
2. A repair of the shuffleboard has been completed by Barclay.
3. Council has been advised by Corona Plumbing that pedestal sinks are very prone to vandalism, and have stated that it would be better in the long run to rebuild what we have. Council approved.
4. The men's gang shower is leaking. The water has been shut off until it can be repaired. We may have to rip it apart in order to fix it as Corona is unable to pinpoint the source of the leak.
5. A letter in response to Woodridge and Ashford recent correspondence has been forwarded to Stephen Hamilton, our Lawyer, to respond on our behalf.

5. NEW BUSINESS

- a. Council has reconsidered installing the dishwasher in the lounge in light of the fact that the old one is broken. Council voted 4 to 1 in favor of installing the donated dishwasher.
- b Council has received two quotes for new property management for consideration at the AGM. Our legal counsel is pushing us to change companies in light of the conflict of interest issue related to the Shared Facilities.
- c. Preparations for the upcoming AGM will begin shortly.
- d. A walk around of the buildings regarding bylaw infractions is overdue. Several owners have received bylaw infraction notices. Since the remediation work has been completed, council has had more time to focus on enforcing the bylaws and keeping up with the overall maintenance / upkeep of the buildings.

e. An owner who has received numerous fines for non compliance of the bylaws regarding chimney cleaning & inspection will continue to be fined every two weeks until the appropriate documentation is received. Council has unanimously approved proceeding with a court order to force compliance. All legal costs will be charged back to this suite.

6. OLD BUSINESS

a. Council has verified with City Hall that it is possible for owners of commercial vehicles to apply to The City for a special permit to park a commercial vehicle under 5000kg on the street. Council will forward a letter to the owners of the commercial vehicles giving them 30 days to respond to the request for a street permit. After 30 days Council may review allowing commercial vehicles to remain parking on the lot.

7. CORRESPONDENCE

- a. A thank you letter was received from Shannon Elliott regarding the birth of her baby boy, Joshua.
- b. A letter was received from an owner requesting continued use of a cover on his railing - in a different color. Council voted 4 to 1 against this request as it does not present a uniform appearance on the exterior of the building and contravenes the bylaws.
- c. A response via email was given to an owner regarding numerous items in last month's minutes.

'Council wishes to advise all owners that the Condominium Act was changed to the Strata Property Act as of December 31, 2001. In order to make the Strata Corporation compliant with these changes, a Bylaw package was purchased from a law firm specializing in this field, which was then amalgamated by a volunteer owner who dedicated his time to this purpose. Once the bylaws had been revised, they were forwarded to our legal counsel, Stephen Hamilton, for a final read. The completed set of Bylaws was presented to the owners at the December 2001 AGM and approved by a $\frac{3}{4}$ vote of the owners.'

- d. A letter was received regarding the bylaw prohibiting flags. Bylaws can only be changed with a $\frac{3}{4}$ vote of the owners and council agreed that they must be enforced as previously approved.
- e. A letter was received by an owner regarding re-piping, strata fees and shared facilities:
 - 1. Council will propose a plan at the AGM addressing the re-piping issue
 - 2. Council is trying to keep the maintenance fees down and hopes to be able to put a freeze on them this upcoming year. It should also be noted that not all complexes have the same Facilities that we do. (Squash court, games room, work out rooms, three hot tubs, pool, three saunas, four change rooms/bathrooms plus the lounge.) These facilities add value and cost money in order to run them properly.
 - 3. We are working very hard to resolve the Shared Facilities agreement. Legal counsel is recommending we take more aggressive action if the agreement remains unresolved.
- f. A thank you card was received from an owner who had been sent a bereavement card from Cypress Point.
- g. An owner had a question regarding window screens. Window screens can be ordered from a number of companies who custom make them to fit.(ie. Home Hardware / Euroline Windows)
- h. A letter was received from an owner requesting that their rattan blind/outdoor shade be reconsidered for approval by council. This request was rejected as it contravenes the bylaws.
- i. An owner forwarded a copy of electrical work completed by a certified electrician.

8. FINANCIALS

- a. Accounts Receivable as of Sept 15, 2005 - \$1807.93
- b. July and August 2005 Shared Facilities Statements generated
- c. Leverage to make adjustments to financials based on odd entries that have been dragging along since 2000.

9. OTHER BUSINESS

Council is considering a Christmas light contest. Lights can go up on December

1st and must be down by January 15th. Lights would have to be affixed to the wood panel (fascia board) on your balcony. Not all units have the wood panel, so please check with a council member if you are unsure. Again, lights must not be affixed to the building membrane. Be creative!

10. NEXT MEETING: Wednesday, October 26th, 2005

Meeting Adjourned at 10:26PM