

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

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| 1. PRESENT: | Gordon Farrell
Carole Borthwick
Linda McLaren | Lindsay Armstrong
Joanne Parkinson
Audrey Montero |
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REGRETS: Murray Thompson

2. **CALL TO ORDER:** 7:00 pm

3. **ADOPTION OF MINUTES**

Wednesday, July 27, 2022 Electronic Council Meeting Minutes were approved by email with the following correction:

4.4.13 The ceiling on the third floor in Building C, which was opened a few months ago to attend to water damage, was closed and the project completed.

Although the work is almost complete, painting and texturing of the area is still pending. Therefore, the work has not been completed 100% as mentioned in the last Strata Council Meeting Minutes.

4. **COMMITTEE REPORTS**

4.1 **Social**

There are no social reports to report.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. continues with the weekly scheduled maintenance of the gardens around Cypress Point as well as performing other tasks related to the job. Trees and shrubs around Cypress Point were pruned.

Bartlett Tree Experts are scheduled to work during the second week of September 2022 thinning and pruning the larger trees around Cypress Point.

Strata Council would like to thank SL105 for taking care of the planters at the entrances of Building A, B, and C. They have bloomed beautifully thanks to you watering and weeding the pots every week. Thank you!

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 At Cypress Point, Assured Environmental has been on site attending to ongoing issues. Our parking garages are open, which makes it simple for squirrels and other small rodents to enter the building. You can assist by keeping your parking area tidy and devoid of debris that might attract squirrels and other small rodents.
- 4.4.2 Regarding the SL84 kitchen drain issue. The following measures have been suggested by Corona Plumbing and Heating:

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

- To increase the plumbing from 2 inches to 3 inches for SL84, the ceiling in the games room would have to be opened-up and work done from that area.
- Cut a hole in the kitchen ceiling in suite SL95 on the second floor to extend the vent into the patio area above.

These modifications aim to provide the best bottom flow and simple cleaning access from the patio deck (consultation with the owner of the patio deck will also be taken into consideration SL105)

To finish the work, additional labour from drywall specialists, plumbers, and roofers will be required.

- 4.4.3 The electrician has re-scheduled work for the third week of September to install the new lamp that was purchased to replace the broken one at the back of Building B in front of the lounge. Since the light strength is slightly stronger Strata Council approved moving the new lamp to the entrance of Building A 7511 and moving the one removed to the location at the back of Building B in front of the Lounge.
- 4.4.4 Three times this month, Select Sprinkler visited the Cypress to replace sprinkler piping, repair water-reach issues, and do regular sprinkler system maintenance.
- 4.4.5 A quotation for Cypress Point has been requested from Super Save Group, a garbage collection business. We still have one year left on our contract with Waste Connections. When the contract is up for renewal, Strata Council will do an assessment to determine whether to keep working with the current business or switch to one that will, hopefully, be more dependable.
- 4.4.6 The ceiling, on the third floor in Building C, near suites 232 and 233, needs to be painted and textured before the project is completed. We are waiting to hear from the dry wall technician to schedule us for the job.
- 4.4.7 During the month of August 2022, a Corona Plumbing representative visited the site and met with the Administrator to discuss the various concerns regarding piping problems that need to be resolved. We are

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

awaiting a timetable of work to be done from Corona Plumbing and Heating.

- 4.4.8 Corona Plumbing and Heating has suggested changing the fan schedule during summer months, turning on the fans at 9:00 pm and turning them off at 7:00 am, in an effort to keep the hallways cooler. The regular schedule during the day will be maintained.

4.5 Shared Facilities

4.5.1 Games Room

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

4.5.2 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

4.5.3 Exercise Room

The exercise room can operate at the normal capacity. The exercise room is not large and can accommodate 6 to 8 participants.

The treadmill in need of a new part has been fixed.

4.5.4 Pool

Pool tags can be purchase by suite owners if they do not possess the four tags that should have come with the suite and would like to use the pool. Each suite is allowed to purchase 4 tags. Each tag is \$8.00

The pool gets vacuumed three times a week depending on how dirty it gets at the time. Since it is an outdoor pool, windy-rainy days contribute to more leaves in the pool. If the pool gets too dirty an extra cleaning will be scheduled.

Dark areas appeared in the bottom of the pool. We have sent the information to Imperial Pool Paddock, the company in charge of the maintenance, to investigate the reason of them.

A meeting has been scheduled with the owner of the maintenance company to discuss the problems the pool and hot tub are having and find solutions.

Kindly remember and respect the children's hours.

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.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

5. **NEW BUSINESS**

- 5.1 The Annual General Meeting has been scheduled for **Wednesday, December 7, 2022 at 7:00 pm.** It will be an in-person meeting.

You may drop off your proxy to the Cypress Point Office by no later than Tuesday, **December 6, 2022** before 7:00 pm (which is **24 hours before** the Annual General Meeting)

You will receive a package in the mail, slipped under your door or under the door mat with the information for the Annual General Meeting December 7, 2022. Please feel free to email the office: nw2050@telus.net if you have any question.

This year, the Strata Council 2050 has two openings. This is a fantastic opportunity and time to volunteer and join the strata council for your community.

- 5.2 Strata Council approved and changed the location of the recycling bins in Building C 7651. The idea behind the change is to allow owners to have enough time to disposed the items in the right bins and to have more room while doing so. When all the bins are in one room the tight space and the smell might increase the probability of some owners rushing and depositing items in the wrong bins, which results in fines and more expense for all owners.

- 5.3 The owners' requested that cameras be installed on the grounds of Cypress Point. The idea was discussed and accepted by the strata council. Quotes from various businesses have been requested, and CHOA officials have been consulted. The most competitive rates for high-quality work are between \$2,120 to \$4,000. The actions listed below must be completed in order to purchase and install cameras in our structures. Important prerequisites for the installation of cameras in our buildings include:

The collection of information must be in our bylaws. The bylaws must include the purpose/consent of cameras. Where they are located, how the information will be collected, who will have access, how it will be stored, deleted, and what is the intend use of the cameras.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

Consent from the owners to conduct surveillance.

Consent from the owners in a ¾ vote of the corporation as well for the purchase of the cameras.

If cameras are to be installed in the pool area, it involves getting consent from the other Strata's. They will need to get consent from their owner's.

The subject of cameras installation in Cypress Point is part of the agenda for the Annual General Meeting 2022.

- 5.4 The mandatory annual chimney inspection is scheduled for Tuesday, October 18, 2022. All work will be performed between 9 am and 5 pm. Please note that access to all suites is required for this inspection. If your suite cannot be accessed, costs associated with re-inspection may be charged to the strata lot owner. Vancouver Chimney Chief Ltd., will be conducting the inspection. COVID-19 protocols will be followed, including wearing a mask and gloves, and practicing physical distancing. Residents of suites are asked to also maintain physical distancing, and not invite technicians in if they are feeling or displaying any symptoms associated with COVID-19.

- 5.5 The annual Fire & Safety Inspection is mandatory and it will be conducted by Sitka Fire Protection Inc. on Tuesday, October 18, 2022, from 9 am to 5 pm. Bells will ring intermittently throughout the inspection. Please note that access to all suites is required for this inspection. If your suite cannot be accessed, costs associated with re-inspection may be charged to the strata lot owner. COVID-19 protocols will be followed, including wearing a mask and gloves, and practicing physical distancing. Residents of suites are asked to also maintain physical distancing, and not invite technicians in if they are feeling or displaying any symptoms associated with COVID-19.

On both occasions if you are unable to provide access to the technicians on the date indicated and need help from the office, kindly send an email indicating you are giving permission to the office to use the key on file to give access to the technicians to perform the inspection. If you do not have a key on file in the office, you can bring one to the office to be used and returned to you once the inspections are completed.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

6. OLD BUSINESS

- 6.1 On August 31, 2022, RJC and West Coast Building Restoration were on site for an inspection. The project will not be completely finished until a few minor repairs are done in a few suites. We are just waiting to hear on what dates this will happen.
- 6.2 On Tuesday, June 28, 2022 RDH was on site to begin the roof assessment for Strata NW2050. We are waiting for a report of their findings.
- 6.3 If you are contemplating buying an electric car, please be aware that the buildings at Strata NW2050 do not have the electrical infrastructure to support car charging stations. There would be a considerable cost to modify our electrical systems and any upgrade project would need to be voted on by all owners.

If you are interested in finding out what needs to be done kindly consider joining a committee to work on this new project. Council would like to invite you to participate if you are interested in meeting with SL96 and anybody else who can help with this project. Any information you may have or would like to share about the subject will need to be address to the EV committee.

- 6.4 Thank you to all owners who have sent in their care insurance information to the office. If you have not done so already, kindly send the information to the office electronically or you can leave a copy of it at the office. Starting May 1, 2022 license plate validation decals were no longer required on BC vehicles. Since there is no physical evidence of the owners' up-to-date insurance with their vehicles, Strata Council is requiring a copy of your annual insurance to be kept on file in order to be sure that everyone is in line with the requirements of parking in the Strata corporation.
- 6.5 This is especially for the building's owners and residents (7651). The carpets are brand-new still. Food liquid has been discovered in the passageways next to the elevators and in the stairwells. Please be extremely cautious when throwing food from your suite into recycling or the trash. Verify that they are not dripping and dirtying the carpets. Bring

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

a container that will keep the water inside and not dripping on the carpets or on the elevator floor. Accidents do occur, so if you drop something, be kind to your neighbors and clean up the mess.

7. CORRESPONDENCE

Incoming:

Outgoing:

8. FINANCIALS

Accounts Receivable as of August 31, 2022

SL20 \$5,332.93	SL81 \$796.94
SL4 \$ 920.42	SL89 \$493.88

9. MEETING ADJOURNED: 8:32 pm

10. Next Strata Council Meeting Wednesday, September 28, 2022 at 6:30 PM

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

CYPRESS POINT POOL RULES AND REGULATIONS

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with.

(OFFENDERS WILL BE DENIED USE OF THIS AREA).

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
10. Is under 14 years of age unless accompanied by an adult (19 or older)

NO PERSON SHALL IN THE POOL AREA:

11. Eat or drink
12. Carry glass containers of any kind
13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

CHILDREN

- ❖ Huggies or Pampers are not acceptable swimwear. Cloth diapers with a plastic pant or 'Little Swimmers' are acceptable by the Richmond Board of Health
- ❖ Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, August 31, 2022

❖ Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 8:00 PM

NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

Green or orange pool tags must accompany all users of the pool/spa.

Pool hours of operation

8:00 AM to 11:00PM

Children's Hours (under 19) 10AM to 12 noon and 3PM to 8PM