

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, January 31, 2007

1. PRESENT:	Tom Hargraves	Joanne Parkinson
	Maureen Buchanan	Cheryl Jones
	Larry Makutra	Corinne Inglis

REGRETS: Caroline Cote', Jerehm Breitenstein

2. CALL TO ORDER: 7:10 PM

Committee Assignments

Building Maintenance	Tom Hargraves
Bylaws	Maureen Buchanan
Block Watch	Caroline Cote'
Fire & Security	Caroline Cote'
Fire Marshals	Cheryl Jones
Landscaping	Maureen Buchanan
Shared Facilities	Tom Hargraves
Social	Joanne Parkinson / Cheryl Jones

3. ADOPTION OF MINUTES

a. December 13, 2006 approved.

4. COMMITTEE REPORTS

a. Social

- ❖ Card sent to an owner who's husband passed away unexpectedly
- ❖ Card sent to an owner who's husband is fighting a rare disease
- ❖ Thank you card received from an owner for their Birthday card
- ❖ Thank you card received from our cleaning company re Xmas Gifts to the cleaning staff.
- ❖ Garage Sale is coming up and will be held in April or May

b. Grounds and Gardening

- ❖ Arborist - has completed root pruning to the west of Building C and pruning of several other trees throughout the complex. The new Portuguese Laurel will be planted in the spring.
- ❖ Relaying of pavers on the West side of Building C is in progress. All walkways have been tamped down, power washed and sand placed in the cracks for stability.
- ❖ Landscaping - Border to Border has been contracted for gardening / landscaping services commencing January 1, 2007.

c. Fire & Security

1. Fire Plan and Fire Marshals

Cheryl is working to obtain volunteers to act as fire marshals in case of a fire. Each floor requires one volunteer per firewall.

Building A requires 6 volunteers,

Building B requires 9 volunteers and

Building C requires 6 volunteers.

Anyone wishing to volunteer is to contact Cheryl or Corinne at the office. (279-1554)

2. Block Watch - defer

3. Security

- ❖ Two women were recently canvassing Building A - supposedly for Rogers - as someone let them into the building. We would like to remind you NOT to let anyone into the buildings at any time - even Rogers. All of our trades, including Rogers, have formal access to the building and do not need to be let in by an owner.
- ❖ An owner is requesting that additional lighting be installed in the courtyard below the south stairwell to Plaza A/B as it is very dark in this area at night. Council will obtain a quotation from the electrician and see what type of lighting would be recommended.

d. Maintenance

- 1. Five additional doors have been fobbed as approved at the AGM.**
Alarms will be installed on all fobbed doors except the front doors.

2. The new quiet garage door openers have been installed, as approved at the AGM.
3. The two top stairs of the Plaza A/B north stairwell require the installation of a membrane that was missed during remediation. Currently the two top stairs are extremely slippery when wet and pose a danger to anyone using these stairs.
4. A plan is required for the lobby tile, coffee tables and seating areas. Council will look into the cost of hiring an Interior Designer.

e. Shared Facilities

1. Two toilets in the games room require replacing as they are the old Crane type. Council approved the replacement.
calendar plus picture and frame are missing from the lounge.
2. Council briefly discussed the condition of the interior of the lounge.
3. The mediation re Shared Facilities took place on Monday, December 18, 2006. The recap notes, to be provided by Elaine McCormack, have not been received to date. Once the notes have been received, council is to put together a proposition for the Shared Facility partners to consider.

4. Disney station is currently offline as they are going digital.

5. NEW BUSINESS

- a. CHOA (Condominium Home Owners Association) has seminars being held for Strata Corporations on February 17th, February 21st, February 28, March 7th, March 14th, March 21st, March 28th and April 21st on a variety of topics from investing money, alterations, strata insurance, bylaws, contracts, rental restrictions, lawsuits etc... Pre-registration is required.
- b. The value of the property has been assessed at three million dollars more than the last appraisal three years ago - resulting in an additional insurance cost of \$3,010.00.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming correspondence.

- a. Calls received from numerous owners regarding a suite that looks abandoned.
- b. Email received from regarding excessive noise from doors slamming and loud voices in the hallways at 1:30 AM during a celebration
- c. Email received from an owner requesting that owners not leave junk and used jock straps in the main lobbies.
- d. Letter received from an owner advising that they witnessed an owner throwing garbage over the balcony to the grounds below and that it was not picked up. (Turns out this information was incorrect. The garbage was confirmed to be from other sources and not the suite supposedly witnessed.

Outgoing correspondence

- a. Letter to an owner with invoices regarding a broken toilet tank.
- b. Letter to an owner re disposing garbage over the balcony.
- c. Letter to an owner with an invoice regarding fire alarm testing.
- d. Letter to an owner with an invoice regarding a bathtub leak.
- e. Letters to two owners regarding noise bylaw infractions.

8. FINANCIALS

- a. Accounts Receivable as of January 17, 2007 are \$(334.36)

Parking	2 suites
Move In	1 suite
Locker	2 suites
Strata Fees	2 suites
Fines	3 suites
Other	1 suite

- b. Approval of financials for September & October - deferred.

9. OTHER BUSINESS

10. E-MAIL VOTES

11. MEETING ADJOURNED 8:45 PM

12. NEXT MEETING: Wednesday, February 28, 2007