

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Tuesday, March 8, 2011

1. **PRESENT:**
- | | |
|----------------|------------------|
| Gordon Farrell | Carole Borthwick |
| Max Dragun | Carla Evans |
| Terry Ash | Corinne Inglis |

REGRETS: Larry Makutra, Cheryl Jones

2. **CALL TO ORDER:** 6:45 PM

3. **ADOPTION OF MINUTES**

- a. January 26, 2011 approved.

4. **COMMITTEE REPORTS**

- a. **Social** - Cards and flowers sent to two residents who recently underwent surgery.

b. **Grounds and Gardening**

1. The plants in the pots at the front of the three buildings are being stolen.
2. The gardening committee will be holding a meeting on March 23rd regarding the plantings for the upcoming year.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - The smoke detector in Bldg A went off again. It seems to go off during the cold weather but we will continue to monitor it.
2. Block Watch - No Report
3. Security - A car was broken into in the Bldg C parkade. There was an attempted break in to Bldg C parkade by removing the card reader on the south man door. There was also an attempted break in to the front door of Bldg C by removing the high security key lock. *Both of these items have been repaired.*
Do we need to improve signage for the pull stations for the fire alarms?
Signs will be placed on the fire panels and in the elevators in each building.

d. **Maintenance**

1. Owners are reminded that they are responsible for the maintenance of their doors in accordance with Bylaw 5.1.a)

e. **Shared Facilities**

1. The wooden seating at the pool patio has been removed leaving a large gap. *Concrete to be repaired and tile to be installed. Gap to be closed.*
2. The satellite company would like to know if we are happy with the current

choices of ESPN and Investigative Discovery which end on March 4th. *To be discussed later due to letter from Ashford / Woodridge re satellite dish.*

3. Bldg D were notified that a lot of their exterior lights were burned out on Plaza C/D and surrounding areas. Also, it was discovered that you could enter their parkade through the main door on the north side of their building as it was not secure. *The owner advised that the lights have been replaced and that they are often found vandalized. They also advised that they often receive complaints that the lights in this area are too bright. The lock to their parkade has been inspected and found to be working fine...*
4. Fitness Town forwarded numerous invoices going back to 2009 for services rendered. They advise that this should not occur again with their new software.
5. Our janitorial service advised that someone used the squash court and left black scuff marks all over the floor. Signs are posted designating white soled shoes be worn for this very reason. *A large sign will be posted on the door to the squash court re black soled shoes.*
6. Our janitorial service is advising that someone is constantly leaving the heat on high, and the fan, radio and lights on in the Exercise room. *Please be considerate and turn the heat down, the lights, fan and radio off. Council may install a box with a lock over the thermostat to keep the heat at a moderate temperature for everyone.*
7. Lounge rentals - *Gord will look after lounge rentals while Corinne is on vacation.*
8. Ashford Place and Woodridge Estates sent a letter advising that they will no longer participate in the sharing of the satellite dish after December 31, 2011. *While council do not believe their action is legal, they realize that new technology eliminates the need to continue with a satellite dish and will ask the owners for permission to remove it.*

5. NEW BUSINESS

All residents need to be aware that the Strata Property Act states the following procedure is to be used when dealing with owner concerns / complaints.

1. When / if a resident contacts a council representative regarding a concern / complaint - the resident will be asked to put their concern / complaint in writing. The resident will be advised that the Strata Council will discuss the matter at the next Strata Council meeting where a majority vote is taken as required by the Strata Property Act. The resident will then be advised of the council's decision. Individual members of the Strata Council are not at liberty to make decisions on their own - all decisions are as a result of a majority vote of the council.

Following this procedure allows the Strata Council to deal with concerns / complaints in a businesslike manner.

6. OLD BUSINESS

- a. The tenders have been received by RJC and will be presented at the SGM. The date of the SGM is Thursday, April 6, 2011. The due date for the special levy will be set at May 31, 2011.
- b. Design for the lounge kitchen to be approved and presented at the SGM

7. CORRESPONDENCE

Incoming

- a. A letter was received from the Co-operators Insurance advising that we would be contacted by a Loss Control person who would be assessing our risk. *The assessment has been completed and we should receive a letter advising the results.*
- b. An email was received regarding what value the Strata Corporation want approved for their buildings. *Hamilton Insurance now advise they have reinsured us at the greater value.*
- c. CHOA offer several education programs for the spring. *There was interest but the times were not convenient.*
- d. A three year garbage contract will be signed with BFI.
- e. A complaint was received from an owner regarding the strong smell of marijuana. *Notices were posted and the suite identified. If the problem continues further action will be taken regarding the suite in question.*

Outgoing

- a. A letter was sent to Northwest Waste confirming termination of their garbage contract.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of February 15, 2011 is \$12,868.19.
- b. Woodridge December unaudited and January SF statements have been received.
- c. Cypress December and January SF statements have been issued.
- d. Remax advise that they did not catch an error in our budget when they audited our statements. *Please view email and statement.*
- e. Reid Hurst Nagy were contacted to provide a quote to conduct an audit. *Council would like to receive another quote and to have this quote revised to cover two years.*

9. OTHER BUSINESS

a. Ongoing issues with 134

10. EMAIL VOTES

- a. Council approved the Administrator's holiday time from March 11th to March 28th.
- b. Council approved proceeding with the RJC retender.

11. MEETING ADJOURNED: 9:00 PM

12. NEXT MEETING: Thursday, March 31, 2011