

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 29, 2017
Minutes

1. PRESENT: Gordon FarrellCyrus Pun
Linda McLaren Billy Leung
Joanne Parkinson Ian Jackson (Guest)
Audrey Montero

REGRETS: Lindsay Armstrong
Carole Borthwick

2. CALL TO ORDER: 6:30 pm

3. ADOPTION OF MINUTES

February 22, 2017

4. COMMITTEE REPORTS

4.1 Social

No report

4.2 Grounds and Gardening

4.2.1 Landscaping/Arborist:

The Bartlett Tree Experts crew was on site twice this month performing a few tasks in our garden. They removed the Magnolias located at the West side of Building A (7511). They pruned the Horse Chestnut located at the Southeast corner of Building B (7531) and the Vine Maples and Rose of Sharon located at the outer fire lane. They removed the leaning Vine Maple at the South side of Building C (7651).

We would especially like to thank Jerehm Breitenstein for coordinating and helping with this work. His knowledge and constant monitoring of the jobs performed by Bartlett Tree Experts and by Wild West Gardening, our landscaping company, make it all a success.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 29, 2017
Minutes

4.2.2 Landscaping

Wild West Gardening has tidied up all the litter and branches. They've raked the gardens and gotten rid of all of the sand and debris left from all the snow we had. They have also pruned the hydrangeas, ferns and hellebores. We are getting prepared for a beautiful spring.

4.3 Fire & Security – Block Watch

Nothing to report at the present.

4.4 Maintenance

Thank you all for your help and collaboration yesterday, March 28th, 2017, during the power outage hours. We learned that the emergency lights don't last longer than 30 minutes and because the elevators were not working we needed light to see our way down the stairs. Council is contacting the electrician and fire department to inquire as to what can be done to improve this situation.

A new light fixture has been installed in the Garbage Area of Building C. It provides better illumination as well as safety.

Two more projects are in the process of being completed. One is the light fixtures in the storage locker room (Building B) which will be upgraded to energy efficient ones, the other is the outdoor light post between the pool and Woodridge Buildings.

The wooden window and door repairs were performed for the year. There are a few issues with one suite that may require a carpenter in order to solve the problem. Council decided to get quotes for the repairs.

The Gutter Cleaning is scheduled for Thursday, March 30th, 2017. Access to the suites is not required.

A service was done for all three man-doors next to the garage doors, as they were not closing properly. One door had to be fixed, the other needed a new part and now the three of them are operating normally.

The Infrared Testing has been scheduled to commence on April 20 until April 25 from 4 pm until 8 pm if possible. Owners will be contacted to make sure

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 29, 2017
Minutes

somebody will be in the suite to open the door for the electrician. For this test we need owners and tenants in their suites making use of the electricity.

At present, Council is working with three suites that have been damaged because the bathroom faucet was left turned on in the top floor suite while no one was at home. A partially obstructed sink drain could not keep up with the flow. Water travelled out of the sink onto the floor then down into the 2 suites below and down into the parking garage. It is extremely important to check your unit for any running water or possible fire hazards before you leave your home. Accidents can happen and this is the best way of preventing more. Council highly recommends that each suite gets insurance coverage for this type of situation.

4.5 Shared Facilities

The three pendants lights in the Pavilion Lounge have been replaced. We have a better system of lights that hopefully will last longer. The lighting system in the games room has been replaced and updated. In the ladies change room two fluorescent light covers that were missing were replaced.

4.5.1 Fitness Room

We would like to thank Council and especially Gordon Farrell for his help in making the gym more appealing and useable. We are pleased to see more owners and tenants making good use of the gym.

Electrician Max Dragun replaced all the broken plastic covers of the fluorescent lights in the gym. This makes the gym look even better and safer for all.

Some investigation was done for the cleaning of the rubber flooring in the gym. Time and better weather helped to get the rubber flooring cleaner over the last part of the winter period. Please remember to remove your outside shoes when coming into the gym as this will help keep the floors and equipment cleaner.

4.5.2 Pool

Some side tiles have fallen to the bottom of the pool. Council will include these repairs together with any other repairs needed in order to comply with the regulations and safety requirements from Vancouver Coastal Health. The Administrator will gather information and proposed

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 29, 2017
Minutes

expenses and present them to Council Members for their next Council Meeting in April 2017.

Cypress Point Strata Plan NW 2050 received the operating permit for the pool from Vancouver Coastal Health to operate until March 31, 2018. The pool still needs to undergo a few procedures before opening for the 2017 season. These procedures are in process of being completed.

4.6 Bylaw Committee

Gordon Farrell & Oliver St. Quintin

We invite all owners and tenants to familiarize themselves with the bylaws of the Strata. The bylaws are in the process of a future revision and update, meanwhile, the Strata is ruled by the present bylaws. If you don't have a hard copy with you, please visit: http://www3.telus.net/public/NW2050/index_files "An owner shall comply strictly with these Bylaws and Rules and Regulations enacted hereunder. Owners who rent their units must ensure their tenants receive, understand and are aware of the Strata Property Act, the Bylaws and the rules and regulations of the Strata Corporation"

5. NEW BUSINESS

- 5.1 Assured Pest Company was contacted to check into the ceiling of the parking area of Building B as it seems that the squirrels are taking the soft part of the ceiling and throwing it onto the ground.
- 5.2 Four noise complaints over the past three weeks in Buildings A, B, and C. "An owner shall not make undue noise or keep any instrument or device, in or about his/her lot, which in the view of Council, causes interference with the peace and quiet enjoyment of other owners or tenants."
- 5.3 "An owner shall make every reasonable effort to minimizing noise in their suits. If hard surface floors are installed they must be installed with a high quality insulator. If noise from hard surface floors (insulated or not) disturbs other residents, the owners with hard surface floors or tile, must carpet the traffic areas on the hard surface floors."

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 29, 2017
Minutes

6. OLD BUSINESS

A survey, completed by Matson Peck and Topliss, of the Building C slab showed that there were no changes in the structure. The next survey will take place in September 2017 with the final two taking place in 2018 as recommended by RJC.

We would like to remind all owners that “An owner shall notify the Corporation within 2 weeks of any change of tenancy, ownership or of any change of voting rights with respect to his/her lot, and to provide completed forms Form K or Form A as may be required under the Strata Property Act.”

There is also a \$50.00 fee, every time there is a move in or move out of your suite.

7. CORRESPONDENCE

- 7.1 We received an email from a tenant requesting to keep a small breed of domestic dog in their suite. Council would like to thank the tenant for the email but notes that it is required by law to abide by the bylaws which state: BYLAW 4. PETS 4.1 No Owner shall keep a pet or animal within Strata Plan NW2050 other than a cat, bird or fish. Permitted pets shall be restricted to two (2) per suite and no Owner shall allow a pet to foul or damage any hallway, garden or common property. No Owner and/or Resident shall permit guests to bring pets into Strata Plan NW2050 and the Strata Council may demand removal within 30 days any permitted cat(s), bird(s) or fish which is/are deemed a nuisance.”
- 7.2 We received an email from an owner explaining her concern that someone tried to open her door with a key that did not fit. When she looked through the peephole, there was a woman she did not recognize. The same person tried to open the front door with no success. If we are giving our key to a realtor, family or friend, they should be well informed to which apartment the key belongs. No stranger should be wandering around the building because of the negligence of an owner or tenant.
- 7.3 If you misplace/lose your FOB, it should be reported to the office immediately. The FOB will be disabled to make sure nobody has access to our buildings.
- 7.4 We received an email from an owner requesting permission to undergo renovations in their unit. We would like to remind all owners that Council is required to know and approve renovations being done in your unit and make sure proper procedures are being followed, for the safety and protection of all.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 29, 2017
Minutes

“An owner shall not undertake any renovation which may disturb other residents during weekdays, Monday to Friday between the hours of 8:30 am and 4:30 pm unless alternate arrangements are made with the Strata Council”

- 7.5 We received a letter from a tenant requesting a side rail on the right side of the stairs leading to Building B. The office is looking for information for next meeting for Council to decide on it.

8. FINANCIALS

- a) Accounts Receivable as of February 28, 2017 was \$3,628.86 involving 1 owner.
- b) Woodridge Shared Facility financials were received for February 2017.
- c) Cypress Shared Facilities February financials were issued.
- d) Fund overview as February 31, 2017:

Contingency Fund	207,641.17
Special Levy Fund	5,733.12
Repiping Fund	58,329.87
Exterior Building Fund	8,379.82
Future Remediation Fund	217,880.55
Total Funds	497,964.53
Current Year Surplus	<u>51,446.81</u>
Total Owner's Equity	549,411.34

9. MEETING ADJOURNED: 7:45 pm

10. NEXT MEETING: Wednesday, April 26, 2017