

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, January 27, 2010

- | | | |
|--------------------|------------------|----------------|
| 1. PRESENT: | Gordon Farrell | Larry Makutra |
| | Joanne Parkinson | Cheryl Jones |
| | Carla Evans | Corinne Inglis |

REGRETS: Carole Borthwick, Steve Tosh

- 2. CALL TO ORDER:** 6:35 PM

3. ADOPTION OF MINUTES

- a. January 13, 2010 -approved.

4. COMMITTEE REPORTS

a. Social - No Report

b. Grounds and Gardening

1. The Landscape Committee met with the new landscaping company on Thursday, January 14th and subsequently had a short meeting. They are looking forward to proceeding with some improvements where they are needed most.

c. Fire & Security

1. Fire Plan and Fire Marshals - No Report
2. Block Watch - No Report
3. Security - No Report

d. Maintenance

1. Seven suites have recently had a repipe either due to a leak or due to the installation of a Bathfitter tub.
2. The lighting in the parkades and above the suite doors is going to be phased out in the next few years. *Council approved replacing any non operative ballasts with the T8 electronic type which use a T8 lamp. This way we will have replaced many of them by the time they are discontinued.*
3. A water test was conducted at the suite with the remediation leak. RDH confirm that they have identified the source of the leak and we should receive their report shortly.
4. The hose bib on Plaza C seems to be locked down with a key and cannot be used without it. *Corinne to obtain a key from Corona.*

e. Shared Facilities

1. Gord and Carla will be looking after the lounge.

2. We are experiencing problems in the Exercise room with some residents moving the free weights and equipment off of the heavy duty black rubber flooring. *Any resident caught moving these items off the black rubber floors may be issued a warning and may have their privileges revoked. The free weights and equipment may damage the flooring.*

5. NEW BUSINESS

1. Residents are reminded that the bike locker is for bicycle storage only. Any other property will be removed.
2. Mileage to be paid to the administrator for deliveries to Remax. *Approved.*
3. Council approved holding an SGM on March 3, 2010
4. New Signage - *Council approved new parking signage as approved by the City of Richmond. The people who are authorized to tow vehicles from the site are Corinne Inglis, Administrator; Gordon Farrell, Strata President and Carole Borthwick, Strata Vice President*

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. An owner would like some investigation done regarding their wood windows that appear to be absorbing water and do not close properly. *Corinne to inspect this window system.*
- b. Seven bylaw notices were issued regarding excessive oil leaks in parking stalls.
- c. Email received from an owner regarding smoke in the hallways. *The resident advised that they will try to prevent their cigarette smoke from going into the hallway as it is affecting a neighbour with a breathing problem.*

Outgoing

- a. Letter sent to two owners advising their costs of a water leak.
- b. Two letters sent to an owner regarding two vehicles requiring proof of insurance. A fine of \$200.00 has been applied.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of January 15, 2010 is \$19,809.36 which represents 12 suites who have not paid. *Council approved proceeding with a legal letter.*
- b. Woodridge December statement has been received. *Their yearend surplus is \$34,177.61.*
- c. Cypress December SF Statement was issued.

- d. September & October Financials were approved by council.
- e. Council to determine some cost saving budget cuts from the 2010 Budget due to the proposed addition of the North side of Bldg A.

9. OTHER BUSINESS

10. EMAIL VOTES

- a. Council approved Carla Evans to stand on council.
- b. Council approved the proposed application for new signage for Cypress. .

11. MEETING ADJOURNED: 8:20 PM

12. NEXT MEETING: Wednesday, February 24