

AGENDA

CYPRESS POINT ABC STRATA PLAN NW2050

Strata Council Meeting Wednesday, June 28, 2006

1. PRESENT:	Maureen Buchanan	Joanne Parkinson
	Larry Makutra	Caroline Cote
	Corinne Inglis	Amy Hendricks

REGRETS:	Tom Hargraves	Scott Armstrong
-----------------	---------------	-----------------

2. CALL TO ORDER - 7:08 PM

3. ADOPTION OF MINUTES

a) May 31, 2006 - Adopted unanimously.

4. COMMITTEE REPORTS

a. Social

Joanne is considering putting together a second garage sale; however she is not sure if there is enough interest from owners. If you are interested in participating in a garage sale, please contact Joanne. Joanne is pleased to announce that the last garage sale was a great success.

b. Grounds and Gardening

- ❖ Annuals have been planted in front of building "A"; around the Cypress sign, beside the front door and at the triangle.
- ❖ The weeds have been pulled from the planter boxes in front of buildings "B" and "C." The boxes cannot be emptied of their soil as they may fill with standing water and attract mosquitoes. These will be looked after in the 2007 gardening budget.
- ❖ The sprinkler system has had an issue with one defective rain sensor. University sprinklers will be on site to correct this issue and to look at the overall sprinkler system.

c. Fire & Security

1. Updated Fire Plan - deferred to September
2. Block Watch - deferred to September

d. Maintenance

1. Professional Warranty Review - **Exterior**

* PBEM has completed the professional exterior report. The Strata Council awaits a copy for review.

2. The Strata Council voted in favor of proceeding with work on one roof top deck. The cost will be split 50/50 with the owner and Strata Corporation. Marel Construction will be completing the work.

3. The Strata Corporation will proceed with re-piping units 122, 224 & 323 at 7531 Minoru, due to a water leak.

4. A bay window panel on the front of building "A" was missing a coat of paint. The handyman has completed the repainting of the exterior fencing by the walkways to the Plaza's including the panel at the front of building "A."

5. The hallway fans will be converted to summer hours.

e. Shared Facilities

1. Shared Facility adjustments are deferred.

2. The children's pool hours are from 10:00 am to noon and 3:00 pm to 6:00 pm. A few owners are asking for the pool hours to be reviewed. They have been reviewed in previous years and any changes rejected.

3. Many owners are not obeying the posted pool rules. If you see anyone not obeying the posted rules and you don't wish to confront them, please note the time of day along with a brief description of the individual and forward the information to the Cypress office, either by phone, in writing or email. Any owner

caught disobeying the pool rules will be reprimanded and continued abuse may result with the loss of pool privileges.

There have been repeated instances where people have liquor, glass containers, food and infants / children not clad in 'little swimmers' which is the appropriate swim wear. Owners are also not obeying the posted times for children.

All owners need to participate in enforcing the pool rules when they are at the pool. Beverages in glass containers are strictly forbidden in the pool area as they may break. Food and street clothes contaminate the water and are unsanitary.

4. The pool patrol is a group of volunteers from Cypress Point. This is a reminder for everyone who uses the pool to use it safely. Some people have become violent at the pool. We ask that the police are called in order to deal with this type of situation. If you are witness to any vandalism or act of violence, please call the police at 9-1-1 immediately.

6. The Strata Council may consider hiring a lifeguard for the 2007 pool season. Hiring a lifeguard is not a cost effective solution to the negative behavior in the pool area and may raise strata fees considerably.

7. There has been considerable vandalism in the games room. The shuffleboards have both been damaged. The darts have been mutilated and the foosball table has stains on it from people spilling their drinks. The poker room has two chairs left in it, the third chair was found broken in two on the floor.

Holes have been poked in the ceiling with the pool cues, one pool cue broken in half and two others are missing the tips. There is also broken glass. The Strata Council has no budget for these repairs and there is no guarantee this will not happen again. Cypress was forced to lock the games room previously, due to vandalism and may be forced to consider this option again.

8. The Strata Council may consider delving into the possibility of changing part of the exercise room into a suite for the use of owners and their guests. This would generate revenue for the Strata Corporation and provide a room for owners to rent when they have friends and relatives visiting. There is already a kitchen sink and some cupboards installed and a bathroom around the corner that could be incorporated.

5. NEW BUSINESS

a) The Strata Council has obtained earthquake insurance from the Co-operators.

b) Tom Hargraves, council president, will be absent for the next three meetings. Council voted unanimously to allow Tom to remain on council, as president, until the end of his term.

b) It has suggested by an owner that the strata corporation consider installing automatic door openers on some doors. Council will look into the cost.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming correspondence.

a) A letter of complaint was received from an owner regarding cigarette ashes on their balcony from the suite(s) above. Council wishes to remind owners that the bylaws prohibit anything from being thrown from the balconies, particularly cigarettes and their ashes. This is how fires start.

b) A letter was received from an owner re renting out their suite and whether move in and move out fees apply. Move in / move out fees do apply in accordance with the Strata Corporation Bylaws.

c. Letter received from Northwest Waste requesting \$75 to change out a garbage bin. The Council declined as we have just commenced service and we have not requested a new garbage bin.

d. A letter from the insurance adjustor was received refunding the cost of our plumber for the Remediation Warranty leak at Building C.

e. A new owner requested minutes by email.

f. An owner, three months in arrears with strata fees, emailed council expressing their dissatisfaction in receiving a legal demand letter. A response from Stephen Hamilton, our strata lawyer is noted below:

"All owners need to be aware that warning letters are required in accordance with Section 112 of the Strata Property Act. A number of years ago, legal counsel advised the Strata Council to send out warning letters after the owners' account was three months in arrears. A lien should also be registered thereafter and legal proceedings commenced if payment is not forthcoming.

The Strata Corporation has a duty to collect strata fees. It is unfair to other owners to allow defaulting owners to hold back strata fees for months at a time. Otherwise, all owners may decide to pay when it is convenient and the strata corporation will be unable to meet its financial obligations.

This owner is fully aware of his obligation to pay strata fees on time. It rings hollow to complain about the consequences which have resulted directly from this owner's failure to pay without the consent of the Strata Council."

g. An owner has expressed dissatisfaction with the use of a leaf blower on a Sunday evening at 5:00 PM. The gardener will be approached regarding a more appropriate time to use the blower.

h. A letter was received from our legal counsel requesting an additional two weeks to respond to Scott Armstrong's Writ and Notice of Motion, as the file is being transferred to the Strata Corporations Insurance carrier.

Outgoing correspondence

A) Letters have been sent to four owners for having children in the pool area during adult hours. One owner has been sent two notices.

The Strata Council has set the following guidelines for pool infractions.

The first and second letters sent will be warning letters, letting owners know of the pool infraction and rules.

The third letter will advise the owner that their privileges have been revoked for 30 days.

The fourth infraction will advise the owner that they have been banned from the pool for the rest of the season.

b. Letters have been sent to three owners regarding cigarettes and ashes being thrown from their balconies. This is in contravention of bylaw 5.7 b. as well as being a fire hazard.

c. Second notices have been sent to owners regarding oil cleanup required in their parking stalls as per the Strata Corporation Bylaws.

d. A letter has been sent to an owner advising that a move out fee is due.

e. A letter has been sent to an owner regarding requiring entry to their suite.

8. FINANCIALS

a. Accounts Receivable as of June 21, 2006 - \$8,283.04

11 late strata fees (Three demand letters were sent)

5 move in /out fees

9 fines

3 other

Total 28 Suites

b. Approval of financials required for March and April 2006

c. April 2006 Shared Facility Statements were issued.

d. A late Penalty was assessed by Revenue Canada. This is to be paid by Remax.

9. OTHER BUSINESS

a. Council has been provided with sample wording by Stephen Hamilton, legal counsel, of a bylaw that will be proposed at the next AGM requesting owner's approval to bar owners from standing or remaining on council when a court action or other proceeding has been commenced against the Strata Corporation.

10. E-MAIL VOTES - None

11. MEETING ADJOURNED (9:50pm)

12. NEXT MEETING: Wednesday July 26th.