

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, June 30, 2011

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| 1. PRESENT: | Gordon Farrell
Terry Ash
David Foster
Larry Makutra | Carole Borthwick
Muffet Chambers
Cheryl Jones
Corinne Inglis |
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REGRETS:

- 2. CALL TO ORDER:** 6:40 pm

3. ADOPTION OF MINUTES

- a. May 25, 2011 - approved.

4. COMMITTEE REPORTS

- a. **Social** - Cheryl Jones will backup Terry as the social person to check the lounge after it has been rented. Carole and Gord will arrange the Volunteer Party, raffles, etc.

b. Grounds and Gardening

1. Report from the Gardening Committee

- * The last plants for the pool have now been planted.
- * Tyax quote for composted mulch for all areas but the north side of A & C is \$2,600.00 + HST (\$2,912.00). *Council may proceed with this in the next few months as it is a weed retardant.*
- * Tyax recommend we purchase 7 yards of mulch for our beds and spread it and he will pay for the additional 7 yards to help retard the growth of weeds. They advise they have mulched all of their other properties and are not having any complaints. This is the first landscaping company to provide any recommendation to us to help us retard the growths of our weeds and it is recommended that we do this every year. *Council will consider adding mulch to next year's budget to assist with retarding weeds.* .
- * BC Plant Health Care provided their recommendations for next year regarding our tree health care. *Corinne to ask them to prioritize their list of things to do.*
- * University Sprinklers recommend we extend / change 15 heads to restore / improve coverage (\$1,538.79). We are continuing to experience vandalism with the sprinkler system. *Council may proceed with this in the next few months.*

c. Fire & Security

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

d. Maintenance

1. No new date has been scheduled for the repipe of 132, 232 and 331
2. A quote has been obtained for repainting 17 wood bay window areas in the amount of \$8,800. *To be deferred until remediation has been completed.*
3. Lindahl Aluminum provided a quotation, in the amount of \$3,007.20 to remove and replace all wood railings on the plaza areas. *This may proceed in the next few months.*
4. A resident has advised that the condition of his rooftop deck is poor and is wondering about the timing for replacement. *Carole found the rooftop tile being considered for the cost of \$19.50 per 4 sq ft. @ BC Brick. Project is deferred.*

e. Shared Facilities

1. The lounge cabinets, countertops, paint colour, faucets & sinks, floor & backsplash tiles as selected by Jerehm have been approved by council.
2. When the ceiling of the lounge kitchen was removed it was discovered there had been a previous leak from the suite above and mould was found on the drywall. The ceiling piping was 30 years old and it was recommended by Corona that council repipe prior to installing the new kitchen cabinets and ceiling. *Some of the repipe involved the suite above and the change room below. Soundproofing insulation was installed to the kitchen ceiling to help alleviate noise issues.*
3. On Saturday, June 18th there was a problem at the pool involving a group of people jumping the pool fence after hours and causing a ruckus. The suspected problem suite has been identified and their fob suspended until further notice. *If anyone notices a disturbance of any kind - or spots anyone in the pool after 11PM - please call the police. Anyone found in the pool after hours can be charged with trespassing.*
4. It has been suggested that rather than spending a lot of money to continue repairing the wood pool chairs that we consider purchasing new ones of a commercial grade. The cost would be about \$250.00 to \$350.00 per chair. *To be investigated further.*

5. NEW BUSINESS

- a. We are receiving calls from a collection agency (they are also calling owners as well) as a result of a dispute with our previous insurance company from 2010. If you recall, our insurance premium was going to jump from \$39,054. 00 to \$69,066.00 and we did not receive our quotation until 4:04 pm on the last day of our term. We changed insurers back to Cooperators and refused to pay the

huge increase, for the extra month of coverage, to CMW. Tony Gioventu of CHOA has asked if he can address the problem on our behalf. *We are waiting to hear from Tony.*

- b. Notice boards for the elevators - council to look at the photos and make a selection. *Revisit in August or September.*

6. OLD BUSINESS

Remediation Project - Ocean West (OW) and Read Jones Christoffersen (RJC)

- a. The demolition crews accidentally removed all of the stucco from the back walls of the balconies. *OW is responsible for the cost to replace the stucco.*
- b. When the electrical company were on site to install motion sensors on the scaffolding, they accidentally unplugged the fob panel to Bldg C causing the reader from the parkade to the lobby to stop working (the battery drained after the power was turned off). The electrical contractor originally installed permanent lighting that was on 24 hours per day which was not what was agreed to and had to return to install motion sensors. *The cost for the problem will be charged back to OW.*
- c. The demolition crew accidentally caused a leak on the 306/307 rooftop when the water pipe struck a nail. *Corona was called in to repair the leak and the cost will be charged back to OW.*
- d. Electrical wiring encased in concrete was discovered in the outside wall of 306. Our electrical contractor was expected on site to wire the lounge and discovered that this wiring was live. It should not have been in the wall at all nor should it have been live in this location and the problem was corrected.
- e. The sandalwood coloured trim is available at a very large extra cost. The new standard colour available is called tan/beige which is very close in colour. The credit for changing to tan /beige will be about \$3,000.00 from Euroline. *Council approved the change of colour.*
- f. Pacific Environmental advise that we do not have any hazardous materials on our site - including asbestos and lead.

7. CORRESPONDENCE

Incoming

- a. A letter was received from an owner for the third year in a row regarding phone books and Can pages being left at suite doors. The Strata office has tried to prohibit this from occurring but has not been successful.

Outgoing

- a. A letter was sent to Cooperators regarding being paid for a flood invoice.
- b. A letter was sent to an owner with an invoice for water extraction due to a leak.

- c. A letter was sent to an owner with an invoice for fire alarm testing as their suite was not available when the testing was carried out.

8. FINANCIALS

- a. Accounts Receivable as of June 15, 2011 is \$41,312.83. *Reminder notices have been sent to all owners in arrears.*
- b. Woodridge May SF statement has been received.
- c. Approval of April and May financials required (*subject to errors being corrected*). It has been discovered that Remax has taken the Bldg Project monies (approved on our budget) and mixed it up with the Remediation levy money. *They are currently working on separating these accounts.*
- d. Cypress April 2011 SF Financials were issued
- e. Legal action has been taken regarding a second suite not responding to requests for payment for serious arrears. *All legal costs will be charged back to this suite.*

9. OTHER BUSINESS

Owners are reminded to familiarize themselves with all of the Strata Corporation Bylaws. Bylaw 5.1 a) reminds owners that they are responsible for the maintenance and repair of their doors.

One suite has had blocked access on several occasions causing extra costs to be charged to the strata corporation for having to return a second day to complete their work. This door is to allow free access at all times according to the Strata Corporation bylaws. *Council agreed to forgo pursuing the problem suite in this instance and wanted a letter drafted to be signed by all council members advising that any further contraventions of the bylaws will result with infraction notices being issued.*

10. EMAIL VOTES;

- a. Council approved the electrical proposal for the lounge.
- b. Council approved the lounge finishes.
- c. Council approved Dektek colour #2 for balcony decks
- d. Council approve purchasing tile for the lounge bathroom - same dye lot as kitchen (to be stored until a later date)
- e. Council approved pendant lighting for over the bar area
- f. Council approved painting the lounge bathroom since the repipe created a large hole in the ceiling that needed to be repaired and repainted.

11. MEETING ADJOURNED: 8:45 PM

12. NEXT MEETING: Wednesday, August 31, 2011

