

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, January 13, 2010

1. **PRESENT:**

Gordon Farrell	Larry Makutra
Carole Borthwick	Joanne Parkinson
Cheryl Jones	Steve Tosh
Corinne Inglis	
2. **CALL TO ORDER:** 6:35 PM
3. **ADOPTION OF MINUTES**
 - a. October 28, 2009 -approved.
4. **COMMITTEE REPORTS**
 - a. **Social -**
 - b. **Grounds and Gardening**
 1. The Landscape Committee will be meeting with our new landscaping company On Thursday, January 14th. The Committee will present their ideas to council at the next meeting.
 - c. **Fire & Security**
 1. Fire Plan and Fire Marshals - No Report
 2. Block Watch - No Report
 3. Security - No Report -
 - d. **Maintenance**
 1. An owner recently had a problem with an overflow gasket on a bathtub, resulting in a small water leak to the suite below. *Remax advise this type of leak is an owners responsibility - the gasket is attached to the bathtub but can be replaced by unscrewing the overflow.*
 2. Some of the hoses attached to your dishwashers and washing machines are now 27 years old and may require replacement. *Council suggest that if their original appliance has not been replaced that these hoses should be checked.*
 3. There has been some debate, by the adjustor, whether or not the recent remediation leak (plaza membrane) was covered by our 10 year warranty. They have been advised by the Administrator that this leak was definitely part of the remediation and should be covered by our remediation insurance. *RJC to investigate further and advise. In the meanwhile, the leak has progressed to another room and we are now putting pressure on the parties to repair the problem immediately and work out the details later.*
 4. RJC conducted a moisture test at councils request and discovered that an

initial problem on a balcony stack has caused mould to form inside the unit on the wall. In addition, the wood on the adjacent windows in the bay area is rotten and mouldy and is allowing water to penetrate the bay window system. *The value to remediate the bay window stack is approximately \$85,000.00. Council may consider moving the remediation of the balcony on the north side of building C to the north side of Building A and using some money from the CRF to help finance the additional remediation of the bay window area on the North side of Building A.*

e. Shared Facilities

1. The Shared Facility Agreement requires 'Committee Meetings' be held, although no set number of meetings per year is laid out. A quorum of three partners must be in attendance in order to establish procedures etc. Meetings could be scheduled once or twice yearly and Cypress ABC could set up the meeting dates and Agenda - as well as record minutes of these meetings. These meetings should commence once the lawsuit has been settled. Two Shared Facility members should be nominated and the rules of conduct in the meeting established. *Defer until after the lawsuit.*
2. The lounge rental form is to be modified slightly and will include a check list of things that must be done by the renter when renting the room.
3. We are waiting to be advised of a court date regarding Shared Facilities.
4. A bench and free weights are being offered to us free. *Steve to inspect them and advise*

5. NEW BUSINESS

1. The janitorial service advised that one of our new plants was stolen from Building C (7651) and the new pot it had been planted in was smashed.
2. An owners visiting relative has permanently moved into a unit in Bldg B, however, the strata corporation was not advised of the move in accordance with the Strata Bylaws. *Council approved a move in fee and a move out fee to the two suites involved.*
3. Please report any moving vans on site and the suites being moved into/out of. Residents forget to advise the Strata office in accordance with the bylaws.
4. It was reported that there was a Bailiff on site who gained access to an underground parkade and had the door propped open. *An owner told them to leave the premises as they were trespassing.*
5. Parking signage. *Council will be installing signage regarding exterior parking.*

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. An owner requested action be taken for damage done to their suite door

at the time of the fire. *This owner did not provide suite access at the time repairs were being completed. More than a year after the file had been closed they advised the Strata Corporation that their door had not been repaired. The Insurer has declined as the file was closed long ago.*

- b. The person who has been updating the Strata Corporations Website has volunteered to continue doing this job. *Council approved.*
- c. An owner has requested permission to park a motorcycle in his parking space along with his truck. *Council viewed the space and declined as the stall is not large enough to house both vehicles.*
- d. An owner is drawing our attention to a window in their unit regarding mould and rotten wood. *Council to address this at an SGM.*

Outgoing

- a. Letter sent to an owner advising that the Insurer would no longer cover the cost of damage to their door.
- b. Letter to an owner (who is extremely overdue in providing proof of insurance) that they have been fined \$150.00 and will be fined \$200.00 every two weeks starting January 21st until the appropriate 'Proof of Insurance. has been received.
- c. Several letters to an owner prohibiting them from parking in their parking stalls regarding excessive oil. *Council is not receiving a response to their correspondence from this owner.*

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of December 15, 2010 is \$35,981.71 which represents 25 suites that have not paid their Special levy.
- b. Woodridge November statement has been received. The surplus is \$31,320.00.
- c. Cypress November SF Statement was issued.

9. OTHER BUSINESS

10. EMAIL VOTES

- a. Council approved hiring Healing Hands as our new Landscape company.
- b. Council discussed charging the damage deposit to a suite that had not left the lounge by 11PM. *Not approved this time.*

11. MEETING ADJOURNED: 8:35 PM

12. NEXT MEETING: Wednesday, January 27, 2010