

**CYPRESS POINT ABC
STRATA PLAN NW2050**

**MINUTES OF STRATA COUNCIL MEETING
Wednesday, May 25, 2005**

- 1. PRESENT:** Maureen Buchanan Peter Yeung
 Amy Hendricks Tom Hargraves
 Corinne Inglis

Regrets: Ashley Davis, Caroline Cote'

Invited Guest: Barclay Morgan

John Dub has resigned from council. A motion was made by 337 and seconded by 102 to approve Barclay Morgan's appointment to council. Approval was unanimous. Tom Hargraves has accepted the position of President.

AGENDA

2. CALL TO ORDER 7:40 PM

3. ADOPTION OF MINUTES

- a. Minutes of April 27, 2005 were adopted unanimously.

4. COMMITTEE REPORTS

a. Social

- deferred

b. Grounds and Gardening

1. Plants - have been planted throughout the complex by Paddy O'Planter
2. Pool planting - Has been designed and planted by volunteers
3. Arborist - report should be ready very soon

4. Annuals - will be planted at the front of A Building under the Cypress sign, in the triangle at the driveway and at the front door of A
5. Council sent a letter to the Landscaping contractor putting them on 30 days notice regarding their poor performance and non performance.
6. A letter was received from Premier regarding steps that they have tried to take in the past week to rectify the problems on site. Council voted unanimously to terminate this contract effective June 16th, 2005.
7. Paddy O' Planters - will take over the landscaping contract effective June 17th, 2005, if all is in order.
8. Watering of the shrubs and plants for Bldgs B & C will be required. Soaker hoses will need to be checked and relayed. Y connectors are broken in many areas and they will also need to be replaced.

c. Fire & Security

1. The card access/FOB system will be completed entirely on May 31, 2005.
2. The outside building door keys will change on Tuesday, May 31, 2005, and control of this key will remain with council.
3. Block Watch co-captain - deferred

d. Maintenance

1. The report on Remediation Warranty Maintenance by RJC has been received and a copy of the report forwarded to PR Restoration. PR are to correct all warranty deficiencies at their expense.
2. Repairs regarding the building maintenance inspection of the unremediated areas will commence once the warranty work has been completed.
3. The fans in the hallway will be set to the following hours for the summer: 6 AM to 10 AM and 5 PM to 10 PM.

e. Shared Facilities

1. The pool patrol will be organized shortly.
2. The shuffleboard will be replaced as it is in rough condition and the pool table has been resurfaced.
3. The garage sale was rained out - so a new date was scheduled for Sunday, May 29th.
4. Stephen Hamilton has now sent a letter to Woodridge, Ashford and Cypress D regarding new terms for the Shared Facility Agreement.
5. Colliers International (Agents for Cypress D) sent us a letter requesting a copy of our insurance re the Shared Facilities.
6. Stephen sent a letter sent to the SF Partners requesting a response to his earlier letter outlining new terms for the Shared Facilities Agreement
7. A letter was sent to Stephen, with a copy of our insurance policy re Colliers request.
8. A letter was received from Woodridge/Ashford advising that they are considering data received, from Stephen Hamilton regarding a new agreement.

5. NEW BUSINESS

- a. Council voted not to call a SGM regarding adding additional FOB doors to the buildings.
- b. Council voted not to call a SGM regarding proceeding with the second half of the sprinkler system.
- c. The parkade lighting and above suite door lighting is not power smart. Council decided to proceed in obtaining a free assessment with the partners of BC Hydro, as we would qualify for rebates if we went ahead with power smart

lighting. This issue may be presented at the AGM in December.

6. OLD BUSINESS

- a. Realty Signs
 - deferred
- b. The toilets are scheduled to be replaced May 31, June 1, 2 & June 3rd if required. A list of suites will be made ready for the installers. The toilets will be delivered to site sometime Tuesday, May 31st. Owners are required to provide access to their suites or be home to allow the installer to complete this work
- c. Leversage advise that the Payroll is not being calculated in accordance with the labor laws as pertains to overtime. Council approved the payroll to be calculated in accordance with the labor laws from here on in.

7. CORRESPONDENCE

- a. A letter was received from an owner re commercial vehicles parked on site. An attempt will be made to keep the commercial vehicles in one area, away from the regular vehicles.
- b. A letter was received from an owner regarding installing bolts in the parkade to secure a motorcycle. Permission will be granted, providing the owner gives the Strata Corporation a deposit in the amount of \$300.00, which will be refunded once the concrete has been restored to the satisfaction of the Strata Council, or the Strata Council may use the money to repair the concrete properly.
- c. A letter was received, from John Dub re his resignation.

8. FINANCIALS

- a. Accounts Receivable is \$803.15 as of May 15, 2005.
- b. Cypress Shared Facility Statement for March, 2005 has been issued to the Shared Facility partners.
- c. March financials have been approved by the Treasurer

9. OTHER BUSINESS

- a. The chimney cleaning has been completed - no access to three suites who will be sent a demand notice.

10. NEXT MEETING: Wednesday, June 29, 2005

Meeting Adjourned at 9:45 PM