

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, April 28, 2021
Minutes

1. PRESENT: Gordon Farrell Murray Thompson
 Carole Borthwick Linda McLaren
 Joanne Parkinson Audrey Montero

REGRETS: Lindsay Armstrong
 Queenie Cheng

2. CALL TO ORDER: 6:38 pm

3. ADOPTION OF MINUTES

March 31, 2021 Council Meeting Minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

There are no reports at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

This month, Yamato Landscaping Inc. continued with grass maintenance, moss control, fertilizer and weekly mowing. Flower beds are being cleaned up. Trimming of the ivy around the buildings is also a priority. Yamato has started cleaning up the

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leaves and debris in front of the parking garages by blowing outward from inside the parking garages as debris was blowing in under the garage doors.



A technician from Select Sprinklers was on site on April 12, 2021 to work on the sprinklers system. The sprinkler system has been set up for summer hours which, at the moment, as instructed by the City of Richmond, are on Thursdays and Sundays from 4 AM to 9 AM. The invoice for the service was \$494.81

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4.3 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 Maintenance

- 4.4.1** Strata Council would like to thank SL24 for her continued help in keeping Cypress Point a clean place. SL24 cleaned the plants in the lobby of Building A. Thank you!!!

- 4.4.2** **Drains** are a crucial part of a building's system for protection against water pooling, and building integrity. Building B (7531) drains were cleaned on Tuesday, April 20th, and Wednesday, April 21st, 2021 and C (7651) cleaned on Wednesday April 28, and Thursday April 29, 2021. Strata Council would like to thank all the owners for their cooperation during the drain cleaning project.

4.5 Shared Facilities

IMPORTANT NOTICE

Cypress Point Residents:

“The City of Richmond Plan for the Restoration of Programs and Services Affected by the COVID-19 pandemic (“City Services Restoration Plan”) is a coordinated corporate strategy.

Steps 1 and 2 of the service restoration continuums are characterized by the re-opening of outdoor park amenities and the restoration of some indoor services. Steps 3 and 4 are characterized by the re-opening of community facilities and the

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restoration of a broader range of programs and services. Step 5 reflects a new future state of program and service delivery where restrictions are lifted to maximize access and participation while maintaining appropriate levels of health and safety measures. “

Mask wearing is now mandatory for all indoors spaces including lobbies, hallways, stairwells, elevators, garbage rooms, laundry rooms, locker rooms and parkades. Council asks that the Cypress Point Community follow the protocols outlined by Dr. Bonnie Henry and exercise even more care while moving around the buildings. Please continue with hand washing and hand sanitizing before and after touching doors and other areas in and around the buildings. We want to make sure everyone stays safe and healthy!

4.5.1 Games Room

The Games Room can be booked, but only people in your core bubble may use it.

4.5.2 Lounge

The lounge is closed until new information is received from BC Government.

4.5.3 Exercise Room

Due to the amount of work and expense that would be involved to keep the gym open at this time, Council has decided to keep the gym closed until further notice.

4.5.4 Pool

Basic maintenance for the pool continues on a weekly basis.

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4.6 Bylaws

Council would like to invite you to visit the Cypress Point website:
<https://cypresspointstrata.github.io/> under Bylaws NW2050
Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

On April 20th, 2021, SL50 forgot to turn off the kitchen faucet and water ran onto the floor and down into the lounge area. The water made contact with the smoke detector in the ceiling of the Lounge which triggered the fire alarm for Building B. Accidents happen. Thankfully, SL50 has insurance which will cover the costs incurred.

Power Washing & Window Cleaning has been scheduled for Wednesday, May 5th to 8th, 2021.

6. OLD BUSINESS

6.1 Please find below Cypress Point, Strata NW2050 website:
<https://cypresspointstrata.github.io/>

6.2 Strata Council and members of the carpet replacement committee approved working with Island Carpet and Flooring Ltd. to replace the carpets in the three buildings. Because of the window replacement project happening in Buildings B and C, Strata Council decided to begin the carpet replacement in Building A continuing with B and C once the window replacement project has been completed.

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- 6.3** The main email address for Strata NW2050 remains nw2050@telus.net
The email address cypresspointnw2050@gmail.com is also an alternative address if you wish to use it.

- 6.4** West Coast Building Restoration Inc. (WCBR) won the bid for the window replacement project in the non-remediated sections of Buildings B and C. WCBR and RJC were on-site removing some trim so that windows would be ready for Euroline to get exact measurements needed for the new windows. RJC and WCBR would like owners to understand that, given the current blind configurations in a few of the units they worked in, the new in-swinging windows will not be operable with the current blinds that are presently in place. Council is looking into getting prices for Euroline blinds which we are hoping can be offered to owners for purchase.

- 6.5** A kind reminder to all residents that unwanted items should be taken to Value Village or a similar organization and not left in any of the lobbies. Many thanks.

7. CORRESPONDENCE

Incoming:

- 7.1** An email from SL64 requesting help with a draft in her suite. Council Members, Borthwick and Thompson, were in SL64 suite assisting with the door draft. Thank you to the Council Members for your time and care.
- 7.2** An email from SL7 requesting help with a window draft in their suite. Council Members, Borthwick and Thompson, were in SL7

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suite assisting with the window draft. Thank you to the Council Members for your time and care.

- 7.3** An email request from SL33 requesting information on charges for an electric car which needs to be charged 3 times a week.
- 7.4** A request from SL59 to renovate his bathroom. All documents for the approval were submitted and Strata Council approved the renovation.

Outgoing:

Letter-Email to Floor Depot & Above and Beyond Concepts, thanking them for their interest and information on bidding for the carpet project.

SL34 has requested help with the plumbing company as water seems to be coming from above in the area of the kitchen. A request has been sent to Corona & Plumbing and Heating to assess the problem.

There is water coming from the ceiling in front of the car wash in building A. A service request to investigate the leaking water has been placed with Corona & Plumbing and Heating.

8. FINANCIALS

The information for the financials has been delayed. We will update the financials in the Strata Council Meeting Minutes for the month of May 2021.

- a) Woodridge Shared Facility financials were received for February and March 2021.

9. MEETING ADJOURNED: 8:00 pm