

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, August 31, 2011

- 1. PRESENT:** Gordon Farrell Terry Ash
Carole Borthwick Cheryl Jones
Corinne Inglis

REGRETS: Muffet Chambers, Larry Makutra

2. CALL TO ORDER: 7:20 PM

3. ADOPTION OF MINUTES

- a. June 30, 2011 - approved.

4. COMMITTEE REPORTS

- a. **Social** - Date of Volunteer Party is Sunday, October 16th 2011.

b. Grounds and Gardening

- ## 1. Report from the Gardening Committee

- * The hedge in the pool has been trimmed back.
- * The landscape company has composted two thirds of the front of Bldg A to help retard the weed growth and are working hard to prune all other shrubs. *Tyax are to provide us with a quotation to mulch the entire complex next year.*
- * University Sprinklers provided a quotation to extend the sprinkler system at the back of the pool area where the garden committee has planted. The cost would be \$1,541.82. *Council opposed. The garden committee will seek drought tolerant plants for this area.*

c. Fire & Security

- ## 1. Fire Plan and Fire Marshals

- * We are experiencing numerous failures with the new type of smoke detectors (with backup batteries) that seem to go off unexpectedly. We received an email from our underwriters giving us permission to install the hard wired type without battery backup - although they would prefer a backup system in case of power failure.
- Council advise that if you are concerned you can purchase your own battery operated detector and install it along with the hard wired one.

- ## 2. Block Watch - No Report

- ### 3. Security

- *On August 24th / 25th Cypress C & D had cars broken into in the underground parking. *There was no sign of forced entry into the*

underground parking of Cypress C but fingerprints were obtained from the scene. Cypress D had forced entry.

d. Maintenance

1. We are waiting for a date to be scheduled for the repipe of 132/ 232/331.
2. Repiping of the main hot water line in 7651C has been completed.
3. A quote has been obtained for repainting 17 wood bay window areas in the amount of \$8,800.00. *Council will obtain a quote for flat windows to be painted as well as obtain two other quotations.*
4. Lindahl Aluminum provided a quotation, in the amount of \$3,007.20 to remove and replace all wood railings on the plaza areas with aluminum to match previous installations. *Council approved.*
5. 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. Council may start with one small roof deck section in 2012.*
6. BC Hydro installed Smart meters in our buildings on August 22nd and 23rd.

Chimney Inspection and Cleaning will commence

Tuesday, September 13th and Wednesday, September 14th @ 9:00 AM

Fire Alarm Testing will commence

Thursday, September 15th and Friday, September 16th

We will start at 7651C followed by 7531B and will end with 7511A.

These inspections are mandatory in accordance with the Strata Property Act and we will require access to everyone's suite. Please leave a key with the Cypress office or remain at home on these days.

e. Shared Facilities

1. The lounge is almost finished and ready for rent. *Need a cabinet deficiency list.*
2. Numerous problems are being reported by pool users and security. Youth have been spotted jumping from the pump house roof into the pool while doing cannonballs. Security are reporting residents in the pool long after it has been closed. Other residents are bringing in 7 to 9 children which is way over the limit and when approached are becoming extremely obnoxious. *Residents are commenting that they have not seen many pool patrol members this summer. Residents should call the Cypress or Woodridge offices to advise of problems in the pool area.*
3. Approval has been given by Bldg D to remove the satellite while a contractor is on site. We also need to remove the walls around the satellite and repair the roof where the walls were anchored. Cost is appx \$4,300.00. Six feet of

cables to be left coiled up and stored in a water tight method on the roof.
We have not heard from Ashford or Woodridge. *Council approved.*

4. New bylaws mean that we will need to pay to have the pool checked twice daily next year. *Clear Water pools to provide a quote. Council to discuss.*

5. NEW BUSINESS

- a. We are receiving calls from a collection agency, threatening legal action, as the result of a dispute with our previous insurance company from 2010. Tony Gioventu of CHOA intervened on our behalf and has spoken to CMW. He has advised them that we were not provided with adequate notice and that we are prepared to file a formal complaint with the BBB and CHOA as well as the Insurance Council of BC. Prior to taking these actions, Tony has recommended we call the CMW representative he spoke with. *Council to discuss further.*
- b. Notice boards for the elevators. *Three directory boards were approved.*
- c. Cypress are not able to post the CHOA password on the Cypress website as it would then be available to anyone who visited our website.

6. OLD BUSINESS

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

- a. The remediation work will be completed in early November. The delay in project completion is due to a window delivery delay.
- b. RJC are asking council to decide whether or not they want a waffle or smooth siding finish. RJC are also exploring alternate types of wood. *Council selected the most durable, long lasting type with a smooth finish to be the product of choice..*
- c. A suite had their carpet damaged accidentally by a subtrade. *A carpet cleaning company will be retained and the cost charged back.*
- d. RJC has recommended rainscreen on the elevator shafts located on the roof. *Based on a visual inspection, council don't feel this work needs to be done at this time.*

7. CORRESPONDENCE

Incoming

- a. Our legal counsel sent a registered letter to one suite advising of a proposed court ordered sale of their suite if outstanding monies remain unpaid.

Outgoing

- a. Letter sent to Suncrest Cabinets with list of deficiencies.
- b. Letters sent to two owners requesting proof of car insurance.
- c. Seven demand letters sent to owners who have not paid their special levy.

Legal action will be taken if this money is not received.

- d. Letter to a suite along with a plumbing invoice for a plugged toilet.

8. FINANCIALS

- a. Accounts Receivable as of August 15, 2011 is \$17,937.14. A demand for payment has been sent to seven owners and two others have been sent for legal action or foreclosure.
- b. Woodridge June and July SF statements have been received.
- c. Approval of April, May, June and July financials required. Remax has provided a printout of the fund reconciliation which they had mixed up. Remax stated that the mix up was with the remediation fund and exterior building fund, however, a reduction of \$35,000.00 also occurred in the CRF Fund as they had not moved funds to the Special Levy account when it had been approved by the owners. *Approval deferred. Treasurer is absent.* We have also been experiencing issues with late fees not being automatically applied by Remax and were able to retrieve an email dated 2006 from Andrew Seaton confirming that Remax would automatically apply late fees on any outstanding Strata Fees.
- d. Cypress May, June and July 2011 SF Financials were issued.
- e. On July 26, 2011, Remax transferred approximately \$35,000.00 from the CRF and Ext Bldg Fund to the Operating Fund due to a cash shortage.
- f. It is almost time to start working on the 2012 budgets. *The Shared Facility proposed budget for 2012 must be issued to the Shared Facility Partners by November 1st at the latest.*

9. OTHER BUSINESS

- a. A new owner has volunteered to come on the council. *She will be invited to attend the next meeting.*
- b. Bike racking for bike lockers? *Defer to next meeting.*

10. EMAIL VOTES:

- a. Council approved upgrading the overall sprinkler system as the proper coverage was not being obtained due to the maturity of the new plantings. We have not heard from Ashford or Woodridge. *\$1,500.00 cost.*
- b. Council approved the lava rock being moved to the pool area.
- c. Council approved making the countertop 1" away from the cabinetry so that it is flush with the post
- d. Council approved 'Sandalwood' for the new Euroline window exteriors - to match existing.
- e. Council approved Corinne taking a day off on Thursday, Aug 4th.
- 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: 9:40 PM

12. NEXT MEETING: Wednesday, September 28, 2011