

**CYPRESS POINT ABC
STRATA PLAN NW2050**

**MINUTES OF STRATA COUNCIL MEETING
Wednesday, May 31, 2006**

- | | | |
|--------------------|----------------|------------------|
| 1. PRESENT: | Tom Hargraves | Joanne Parkinson |
| | Larry Makutra | Amy Hendricks |
| | Corinne Inglis | Scott Armstrong |

REGRETS: Maureen Buchanan
 Caroline Cote

2. CALL TO ORDER: 7:07 PM

3. ADOPTION OF MINUTES

- a. April 26, 2006 - Approved

4. COMMITTEE REPORTS

a. Social

- 1) The pool is up and running for the 2006 season. Please remember to bring your FOB as the key has been disabled.

b. Grounds and Gardening

- ❖ The old garden hoses were sold at the yard sale for \$35.00.
- ❖ Annuals will be planted in front of Bldg A under the Cypress sign, beside front door and at the triangle in the driveway.
- ❖ The weeds need to be pulled out of the planter boxes in front of B & C and on Plaza AB. A permanent solution for the weed problem will be provided in next year's budget.
- ❖ Replanting of Smaragd cedars on plaza C has been completed.

c. Fire & Security

1. An updated Fire Plan can now be put together as it is in the office computer and can easily be updated as required.
2. Block Watch; We are looking for volunteers for the Block Watch committee. Please call Caroline or the office if you are

interested in volunteering. Amy will provide a sample Blockwatch sign for council to consider.

d. Maintenance

1. Council must have a professional review of the building exterior yearly, to meet warranty requirements. PBEM were approved by council to conduct this review for \$6,000.00 which will also include the unremediated areas. This is an expenditure that will need to be added to the budget, as it is a yearly requirement for validating our building warranty.

1a. Owner Review - Exterior

The Building Maintenance committee volunteers have completed their walk about and compiled a report of their findings,

2. A roof top private deck requires work to make it safe. Re/Max will be contacted regarding an appropriate trade for this work.
3. All re- piping repairs have been completed.
4. Jackson Roofing was unable to locate or recreate the leak on the NW corner of Building C. We will monitor this in the fall.
5. Hallway fans have not been set to summer hours, as the weather has not been quite warm enough.
6. RDH provided the strata with a membrane warranty re the warranty leak recently repaired on Building C. Unfortunately, the building is continuing to leak at this location. RDH have been notified and will return to attend to it.
7. The handyman has touched up and painted the rust trim outside every suite door in all 3 buildings as well as around the elevators and parkade lobby in Building B. He will proceed next with repainting the outside railings and the 2nd storey wood face on the front of Building A that appears to only have one coat of paint.

e. Shared Facilities

1. Adjustments deferred. Re/Max have offered their assistance in with this task.
2. Fob's have been distributed to all Shared Facility Partners and the keys disabled for the games room, pool, or squash court.
3. Council considered adding more stations to the satellite selection. It would be a one time cost of approximately \$845.59 to add one channel to the lineup plus \$10.75 to \$100 per year. Council voted not to proceed this year.
4. Imperial Paddock Pools provided a quotation to supply and install an 'Electronic Chlorine Generator' at the pool. This would allow the chlorine to be injected into the pool automatically throughout the day every day. Today's cost would be \$2,776.65 including GST. Council may consider this option at a later date.
5. Letters were sent to the Property Managers for Ashford Place, Cypress D and Woodridge Estates regarding the new Fobs to the Cypress Facility doors. May 15, 2006 was given as the final date to pick up the Fobs for the pool opening.
6. The Pool Patrol Schedule has been drafted and posted in the mail rooms of each building. If you notice a problem please call the office or a member of the patrol. Please do not call late at night for non emergencies,

5. NEW BUSINESS

- a. We have received a recommendation to have our lighting checked to be energy smart. Council will look into this, however the energy smart program with BC Hydro may be coming to an end.
- b. Council amended the wording of the bylaw infraction form.
- c. Tom developed a Cypress Point website. This website may be an effective new way to keep up to date on current events at Cypress.

6. OLD BUSINESS

The decision from the Arbitration is as follows:

- a. Neither the Strata Council nor its Administrator acted with a lack of good faith
- b. Inspection of ones own chimney does not constitute compliance with Bylaw 5.2b.
- c, By-Law 5.2b is not vague and uncertain or unenforceable under Section 121 of the Act
- d. Owner is ordered to pay: Chimney invoice of \$37.45
Half fines and legal \$717.19
- e. Strata Corporation to reverse half fines and legal of \$717.19
- f. The Strata Council is to issue a written apology re owner photographs of the chimney.
- g. Decisions by the Strata Council to impose fines regarding the enforcement of bylaw 5.2b were not done in bad faith.
- h. The Strata Corporation breached section 135 of the Strata Property Act.
- i. The Strata Corporation breached Section 36 of the Strata Property Act but did not act in bad faith.
- j. Order that the Strata Corporation provide specifics re time and date required for entry to a suite.
- k. Both parties are to bear their own legal costs and to pay the arbitrator's fees in the following ratio: 2/3 by the Strata Corporation and 1/3 by the owner.

The award of punitive damages to the owner was ruled out prior to the commencement of the Arbitration.

Total cost to the Strata Corporation was as follows:

Legal Fees:	\$11,305.53
Arbitration:	\$ 6,094.01
TOTAL	\$17,399.54

7. CORRESPONDENCE

Incoming correspondence.

- a. Letter from our legal counsel advises the writ has been turned over to the insurer. A Notice of Motion has been made in an attempt to strike the Statement of Defense.
- b. Letter received re request for upgrading electrical from 110 to 220 in a laundry room. Approved.
- c. Letter received from an owner requesting permission to put a shopping cart in bike locker C for their son to deliver newspapers. Council approved with the understanding that there will be no more allowed. In the case of a complaint the carts will be removed from the lockers.
- d. Letter received from an owner with comments re the caliber of painting which they thought was good and a concern about the plumbing work recently completed where piping was routed through the inside of their cupboard. Corona corrected this error at their expense.
- e. Certificate received from an owner re change of power from 110 to 220 in their laundry room.

Outgoing correspondence

- a. Letter sent to an owner with plumbing charges regarding a leak into the parkade from their suite.

- b. Letter sent to an owner re chaining a shopping cart to the fencing.
- c. Notices sent to numerous owners re oil cleanup required in their parking stalls as per the Strata Corporation Bylaws.
- d. Letter sent to an owner with plumbing charges regarding a leak from a washing machine into the parkade.
- c. Letter sent to Waste Management by legal counsel re cancellation of cardboard contract due to failure to pick up in accordance with the terms and conditions of the contract.
- d. Letter sent to Northwest Waste awarding the contract for cardboard recycling.

8. FINANCIALS

- a. Accounts Receivable as of May 11, 2006 is \$7,792.52
- b. March financial were approved pending a few questions to be answered by Wynford Group
- c. A meeting has been set with Remax for June 1 re April financials.
- d. Council will issue the April SF statements once the April financials are received.

9. OTHER BUSINESS

- a. Council was provided with sample copies of a set of Bylaws and Amendment to Bylaws from Remax. Amy will scan them and provide the council and Cypress office with an e-mail copy. These can be compared to ours by the Bylaw Committee.

10. E-MAIL VOTES - None

11. MEETING ADJOURNED (8:53)

12. NEXT MEETING: Wednesday, June 28, 2006