

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting Wednesday, October 26, 2005

1. **PRESENT:**

Maureen Buchanan	Caroline Cote'
Amy Hendricks	Corinne Inglis
Joanne Parkinson	

2. **CALL TO ORDER (7:10pm)**

3. **ADOPTION OF MINUTES**
 - a. September 28th, 2005 minutes were approved
 - b. October 19th, 2005 minutes were approved

4. **COMMITTEE REPORTS**
 - a. **Social**

Joanne is taking care of prizes for the raffle at the AGM.
 - b. **Grounds and Gardening**
 1. The large Cedar tree in front of building A was removed due to a safety issue. The roots were rotten and the tree could have fallen.
 2. Maureen will be removing the plants in the lobbies and using the pots for potting flowers outside the front doors of each building.
 - c. **Fire & Security**
 1. We received a second quote for the FOB system to add more doors to the system. Owners will vote on adding more doors at the AGM.
 2. Dryer vent cleaning has been completed. The vents in the hallway require cleaning and the dryer vents in the laundry room will be done at the same time.
 3. Caroline has received new information for implementing the fire plan and when she gets a package together she will contact owners to participate. If anyone would be interested in volunteering please leave your name and number with the Cypress Point office.
 4. Caroline has been in touch with Norma who has agreed to be co captain of Blockwatch.

A member of council was advised that there was a security breach in building B last week. Upon further investigation it was determined that an owner, who was moving out, had propped open several doors for ease of moving. This is a reminder to all that it is a major security breach to leave any common door open and unattended for the safety of the entire building - and this action also contravenes the Strata Corporation Bylaws.

d. Maintenance

Defer till next meeting.

e. Shared Facilities

1. A count of assets in the Games Room will be completed by Amy.
2. Stephen drafted a response letter to Ashford and Woodridge on our behalf. The owners need to make decisions regarding Shared Facilities at the upcoming AGM.
3. The men's gang shower is leaking. The water has been shut off. Men are reminded that they are not to be using the ladies room to shower. The shower floor has been completely removed.

5. NEW BUSINESS

- a. Council is looking at different management companies and will discuss the options at the AGM.
- b. Council looked into service provided by Viscount for the enterphone - and have voted to discontinue the service contract as the old enterphone cannot be repaired.
- c. Bylaw infraction notices have been sent out.
- d. A response to arbitration with an owner re chimney inspection has been provided.

6. OLD BUSINESS

No old business to discuss.

7. CORRESPONDENCE

- a. Letter sent out to an owner charging legal costs to their suite.
- b. Letter of complaint received from an owner regarding cigarette butts in the 3rd floor hallway of building A. A reminder to all owners and their guests that smoking is not allowed in the common areas inside the buildings.
A concern about grass clippings being put into the garbage was also raised. There are additional charges to be incurred when running the clippings down to the city dumpster and this gardener does not have the means to comply at this time.
- c. Two letters were received from owners concerned with the content of the Newsletter.
- d. Two commercial vehicles have been sent letters regarding parking their trucks on site, and have been requested to call the City of Richmond to see if it is possible for them to park on the street.
- e. A resident requested a refund on their garage door opener. Refunds will be provided with a 20% depreciation value per year. After five years they are non refundable.

8. FINANCIALS

- a. Accounts Receivable (October 20) \$1071.08
- b. Peter to approve the financials at the next meeting

9. OTHER BUSINESS

Due to the fact that not everyone can participate in the Christmas light contest we will not be holding one.

A reminder to all owners that there are outside parking stalls for rent at \$20 a month.

Council reviewed all documents being prepared for the upcoming AGM.

10. NEXT MEETING: Wednesday, November 30, 2005

Meeting Adjourned at 9:30pm

