

**STRATA PLAN NW2050, CYPRESS POINT, ANNUAL GENERAL MEETING
HELD ON WEDNESDAY, DECEMBER 4, 2014 AT 7:00 PM IN THE PAVILION
LOUNGE, 7531 MINORU BOULEVARD, RICHMOND, B.C.**

In Attendance: 30 Strata lots represented in person:

17 Strata lots represented by proxy

47 in total

1. CALL TO ORDER:

The meeting was called to order at 7:00 PM by the Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Corinne Inglis advised 17 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (36) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We have 30 owners in person and 17 by proxy for a total of 47 owners eligible to vote, which is a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 13, 2014 to the last known address of each owner thereby giving owners the notice required as per the Strata Property Act.

5a INTRODUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Tony Gioventu, the Executive Director of CHOA and Richard Lobb of Hytec Water Management were in attendance.

It was **MOVED** by (220) and **SECONDED** by (330) to elect Tony Gioventu to chair the meeting.

5b APPROVAL OF AGENDA

Moved (220) and Seconded (325) Carried. Unanimous.

6. APPROVAL OF December 4, 2013 AGM MINUTES

It was **MOVED** by (330) and **SECONDED** by (322) to adopt the minutes of the Annual General Meeting held on December 4, 2013. Carried. Unanimous.

7. a. Presidents Report - was included in the AGM package

b. Budget & Finance Report for 2014

Carole Borthwick provided an overview of the 2014 financial results.

1. It was **MOVED** by (122) and **SECONDED** by (115) to approve the proposed 2015 Cypress Point Operating Budget.

This motion was **CARRIED. UNANIMOUS**

2. It was **MOVED** by (120) and **SECONDED** by (301) to approve the proposed 2015 Cypress Shared Facility Budget.

This motion was **CARRIED. UNANIMOUS**

c. Insurance Policy Report

Owners were reminded to take the insurance information contained in the AGM package with you when buying your condo insurance policy.

8. CONSIDERATION OF $\frac{3}{4}$ VOTE SPECIAL RESOLUTIONS

a. RESOLUTION A

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW 2050 approve transferring the 2014 year-end accumulated deficit/ surplus in the operating account / from/to the Contingency Fund.

It was **MOVED** (122) and **SECONDED** (325) to approve Resolution A.

This motion was **CARRIED. UNANIMOUS**

b. RESOLUTION B

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW 2050 approve Bylaw 5.2 h) "The number of residents in a strata lot must not exceed two (2) for a one bedroom lot or four (4) for a two bedroom lot."

It was **MOVED** (312) and **SECONDED** (203) to postpone Resolution B. The wording is to be amended.

This motion was **CARRIED. UNANIMOUS.**

c. RESOLUTION C

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners Strata Plan NW2050 approve the addition of Bylaw 20.1 g) "Neither an owner or renter is permitted to sublet their suite."

It was **MOVED** (122) and **SECONDED** (312) to postpone Resolution C. The wording is to be amended.

This motion was **CARRIED. UNANIMOUS.**

d. RESOLUTION D

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners of Strata Plan NW 2050 approve adding the words, "No Jumping" and "No Cannonballing" to Bylaw 23. e).

It was **MOVED** (203) and **SECONDED** (207) to approve Resolution D.

This motion was **CARRIED. 1 OPPOSED.**

e. RESOLUTION E

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners of Strata Plan NW 2050 approve amending Bylaw 22. d) 22. to read: "Children's Hours are 10:00 AM to 12:00 Noon and 3:00 PM to 8:00 PM."

It was **MOVED** (337) and **SECONDED** (117) to approve amended Resolution E.

This motion was **CARRIED. 6 OPPOSED**

f. RESOLUTION F

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners Strata Plan NW2050 approve changing outdoor parking stall #31 into a twenty (20) Minute loading zone.

It was MOVED (120) and SECONDED (330) to approve Resolution F.

This motion was **CARRIED. 2 OPPOSED**

g. RESOLUTION G

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners Strata Plan NW2050 approve the installation of the Hytec Water Management System in all three buildings in the amount of \$1,988.57 per month or \$23,862.84 per year for sixty six (66) months to be paid for the first year from the CRF Repiping Fund for 2015 and from the operating budget thereafter. The cost after 66 months reduces to \$1,175.33 per month or \$14,103.94 per year.

It was MOVED (122) and SECONDED (322) to amend Resolution G.

This motion was **CARRIED. 3 OPPOSED**

9. NEW BUSINESS

It was put forward that the Strata Council:

- * consider amending the pet bylaws;
- * proceed with a decision regarding the use of the games room
- * that blinds be installed in the games room

10. ELECTION OF NEW COUNCIL FOR 2015

The following owners were elected for council.

- | | |
|---------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Carole Borthwick | Unit 330 |
| 3. Terry Ash | Unit 312 |
| 4. Aviva Levin | Unit 118 |

- | | |
|----------------------|----------|
| 5. Lindsay Armstrong | Unit 120 |
| 6. Felix Zhang | Unit 115 |
| 7. Cyrus Pun | Unit 135 |

It was **MOVED** (337) and **SECONDED** (122) that the nominations be closed.
CARRIED. Unanimous.

11. ADJOURNMENT - The AGM was adjourned at 8:50 PM

It was **MOVED** (222) and **SECONDED** (312) to adjourn the meeting. The motion was **CARRIED. UNANIMOUS.**

12. RAFFLE

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, December 4, 2014

1. PRESENT:	Gordon Farrell	Carole Borthwick
	Terry Ash	Lindsay Armstrong
	Felix Zhang	Cyrus Pun
	Corinne Inglis	

2. CALL TO ORDER: 9:15 PM

3. COUNCIL POSITIONS:

Gordon Farrell - President
Aviva Levin - Vice President
Carole Borthwick - Treasurer

4. Maintenance

The Strata Council voted unanimously to return to the use of copper piping in lieu of PEX due to the upcoming installation of the Hytec Water System.

5. MEETING ADJOURNED: 9:25 PM

**STRATA COUNCIL MEMBERSHIP 2015
CYPRESS POINT ABC
STRATA PLAN NW2050**

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President

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Administrator: Corinne Inglis

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is:	http://www3.telus.net/public/NW2050/
Password for the minutes is their date in numeric form.	
eg. August 16, 2015.pdf is 160815	