

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, September 30, 2009

- 1. PRESENT:**
- | | |
|----------------|------------------|
| Tom Hargraves | Joanne Parkinson |
| Gordon Farrell | Carole Borthwick |
| Steve Tosh | Larry Makutra |
| Corinne Inglis | |

REGRETS: Cheryl Jones

- 2. CALL TO ORDER:** 6:45 PM

3. ADOPTION OF MINUTES

- a. August 26, 2009 - Correction to the minutes 4. a. Date should read Sunday, September 27 not 26. Minutes approved.

4. COMMITTEE REPORTS

- a. **Social** - Andrea Baker, the first resident to buy a suite at Cypress Point passed away on September 1, 2009. The Strata Council recognized Norma Garroway at the Volunteer Party for her dedication to Andrea Baker during her illness.
- b. **Grounds and Gardening**
1. Two banana trees have been planted behind the pool along with two burgundy colored barberry shrubs. *The barberry's have been planted awfully close to the fence which has not allowed for any growth. The gardener needs to move them out from the fence. We have emailed BCNLA to see what it would cost for a more qualified gardening landscaping company.*
- c. **Fire & Security**
1. Fire Plan and Fire Marshals - No Report
 2. Block Watch - No Report
 3. Security - No Report
- d. **Maintenance**
1. The hot water tank storage system was replaced in Building B. A secondary leak occurred which also required repair. *Corinne to check if the installation has been completed as the drainage outlet is not close enough to the drain.*
 2. The drywall / painting trade is on site repairing and repainting all areas affected recently with repiping and leaks.

3. We have obtained two new carpenter / handyman / paint trades to assist us when one is busy or is unable to perform the required work.
4. Someone has been cutting pieces off of the hose at the car wash and the nozzle has been stolen.
5. RJC advises the construction on the North side of C and three balcony stacks will begin in early spring

e. Shared Facilities

1. The pool closes for the winter on Wednesday, September 30.
2. Two owners have volunteered to put away the pool chairs etc for the winter.
3. The nozzle on the pool hose has been stolen.
4. The Channel 5 receiver has been repaired and reinstalled. This should end the constant problems we have been having with reception. *A council person advised that this channel is not working again. The provider has been notified.*
5. An owner is requesting that we purchase a second elliptical trainer machine for the gym. *Council declined at this time.*
6. Grant Haddock has responded to the Strata's wish list and has also provided a list of documents he requires in order to proceed. *Council discussed the wish list and will provide an instruction to Grant. Tom to discuss one item directly with Grant and advise council on the merits of attempting to negotiate.*
7. Who will check to see if the lounge has been cleaned up on October 4th as it has been rented out Saturday, Oct 3rd? *Jo to check the lounge.*

5. NEW BUSINESS

- a. Date for the AGM in December to be the 8th, 9th or 10th.
- b. 2010 budgets must be completed by November 9th and must take into consideration the new HST.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. The RJC consulting agreement has been received and requires a signature. *Council approved.*
- b. Oil buildup in a few parking stalls. *A bylaw violation will be issued and the severe oil must be cleaned up within 14 days. The oil leak must be repaired or fines will be issued and the problem vehicle will be prohibited from parking on the property.*
- c. We have received an email from Remax advising that there will be an increase in their fees as of January 1, 2010 to \$895.00 plus GST until July and then HST which must be taken into consideration overall.

- d. An owner is complaining about the noise level from a suite close to them between 11:30 and 2:00 am that has been going on for a few months. *Council has now had several owners complain about the same suite and a bylaw infraction and fine have been issued.*
- e. A letter was received from an owner who was recently fined for noise requesting that the fine be reversed. *Council declined.*

Outgoing

- a. A bylaw infraction and fine was issued to a suite where several noise complaints have been received.
- b. A letter of response was sent to the executor handling the estate of an owner who recently passed away. They will try to pay the special levy from the estate and required a formal invoice from the Strata Corporation. *A formal invoice has been mailed to them.*

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of September 10, 2009 is \$1,503.24.

Parking	4 suite(s)
Move In/Out	4 suite(s)
Locker	1 suite(s)
Strata Fees	5 suite(s)
Late Fees/Fines	4 suite(s)
Other	3 suite(s)
Total	11 suites in arrears.
- b. Woodridge August statement has been received. Several months ago Remax was asked to contact The Wynford Group to provide an explanation regarding differences in the operating fund 'past years'. The explanation has been provided and accepted by Remax. As of August 31, 2009 Woodridge shows a surplus of \$26,803.89.
- c. Cypress SF Statements for May and June 2009 were issued.
- d. Approval required for the Cypress Financial statements for January, February, March, April, May, June, July and August. *Corinne to check if prior approval has been given.*

9. OTHER BUSINESS

10. EMAIL VOTES

- a. Council approve making a \$75.00 donation to brain cancer research, in lieu of flowers, regarding the death of Andrea Baker.

11. MEETING ADJOURNED: 9:00 PM

12. NEXT MEETING: SCM Wednesday, October 28 @ 6:30 pm.