

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, February 25, 2009

1. **PRESENT:**

Tom Hargraves	Gordon Farrell
Larry Makutra	Carole Borthwick
Joanne Parkinson	Cheryl Jones
Steve Tosh	Corinne Inglis

2. **CALL TO ORDER:** 7:10 PM

3. **ADOPTION OF MINUTES**
 - a. January 28, 2009 - Approved

4. **COMMITTEE REPORTS**
 - a. **Social** - One of our owners is in a hospice and not doing well.
 - b. **Grounds and Gardening**
 1. The pool area has been trimmed and cleaned in preparation for spring.
 2. Jo and Carole from council will oversee the set up of the community garden, *Interested owners must apply to the Cypress Office for a plot, in writing, by March 15, 2009.*
 3. Requirements for this area are new soil pavers which will define the beds.
 4. Jo and Carole will investigate what will be planted at the front of the Cypress sign and at the triangle area at the driveway.
 - c. **Fire & Security**
 1. Fire Plan and Fire Marshals - Prices are currently being obtained for fire extinguishers and fire escape ladders which will be offered to the owners. The next meeting may be held on March 16th. To be confirmed.
 2. Block Watch - No Report
 3. Security - Council are looking into the possibility of using security cameras in the parkades and pool area.
 - d. **Maintenance**
 1. The roofing maintenance and repair work, as per the resolution, has been completed. The estimated value was \$20,000.00, however, the final cost was \$31,570.35. This work was paid from the CRF.
 2. A few items of Warrantee Maintenance work will be carried out by PR Restoration - date to be advised.
 3. Another contractor will be contracted to carry out other exterior Maintenance.

4. Euroline has been called regarding vinyl window maintenance. We have not heard back from them yet regarding timelines.
5. Council asked that the decking specialist visit the site to determine the best products and plan in correcting decking problems. Cost will be shared 50/50 with owners of roof top decks.
6. We will be meeting with RJC to determine more accurate values and requirements including drawings and inspections in order to proceed with the anticipated exterior maintenance in the next few years. (Discuss the north side of C and balcony areas.)
7. The caulking has been completed as per the resolution. The estimated value was \$2,500.00 but the actual cost was \$4,147.50.
8. The lobby tile floors will be scrubbed and waxed as needed. Council is not sure if this will be twice per year, every eight months or once per year. Two quotes will be obtained.

e. Shared Facilities

1. The satellite for channel 5 has been repaired by securing additional cables to the dish. The subscription has also been renewed for another year
2. A kitchen cabinet company has provided a quotation to refurbish the lounge cabinets and replace the countertops for \$5,400.00 or provide all new for \$6,900.00. Another quote was received for \$4,600.00 but did not include as many things. *Council deferred for the moment.*
3. The Cypress Insurance Company has requested that the professional trainer provide a 'Certificate of Insurance' to cover injuries. *A letter will be sent to the owner and tenant of the suite.*
4. We have received a quote for pool tags as we are running out of them. Cost for 200 tags is \$4.99 each plus tax and for 400 tags is \$3.25 each plus tax. *Council approved the purchase and increased the selling price of pool tags to \$8.00 each based on the new cost.*
5. Council approved servicing the exercise equipment 4 times per year. Cost is appx \$135.00 per visit.
6. Tom to call a Shared Facility Meeting and propose two options to the Shared Facility partners.
7. Cypress D has requested the surplus of \$20,945.08, in the Woodridge Shared Facilities budget, be refunded to the Shared Facility Partners.

5. NEW BUSINESS

- a. Six used filing cabinets in good condition were picked up from Nedco by Steve and his father and Gord helped to unload them. A big thanks to both of them.
- b. Quotes received to erect a Strata storage area for documents. One quote is for \$2,675.00 and the other for \$2,572.50. The third quote included

taping, sanding and painting for \$3,045.00. *Council requested an alternate quote for a wire cage, similar to the bike lockers, also be obtained.*

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. Five letters received from an owner regarding loud music after 11:00 pm.
The offending owner has been fined \$50.00.

Outgoing

- a. Letter sent to an owner regarding numerous complaints about their tenant.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of February 17, 2008 is (\$44.59)

Parking	1 suite(s)	
Move In/Out	1 suite(s)	
Locker	1 suite(s)	
Strata Fees	1 suites	
Late Fees/Fines	2 suites	
Other	2 suites	Total 6 suites in arrears.

- B. Woodridge November and December 2008 financials received.
- d. Cypress S F Statement for December 2008 was issued.

9. OTHER BUSINESS

10. EMAIL VOTES

- a. Council voted to deposit the surplus funds received from Woodridge into the CRF.

11. MEETING ADJOURNED: 9:30 PM

12. NEXT MEETING: March 25, 2009