

Strata Plan NW2050

Strata Council Agenda

Wednesday, August 29, 2024

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Murray Thompson
- Joanne Parkinson
- Oliver St Quintin
- Audrey Montero

Regrets

- Linda McLaren

2.0 CALL TO ORDER: 6:38 pm

3.0 ADOPTION OF MINUTES

Wednesday, June 26th, 2024 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 *Social*

There is a new date for the Garage Sale! In collaboration with the Shared Facilities partners, Strata Council has decided to hold the Garage Sale again this year. Would you like to be part of the Garage Sale Committee or participate in the event? Please contact the office. The Garage Sale will take place on Sunday, September 8th, 2024 starting at 10:00 am by the barbeque area between Cypress Point and Woodridge Residences.

4.2 *Grounds and Gardening*

4.2.1 Landscaping

Strata Council would like to thank SL38 for her help with the gardens. She met with Yamato's Landscaping manager, to discuss landscaping issues and conducted a walkthrough of the complex to highlight areas of concern. SL38 emphasized the importance of cutting back plants such as ferns, grasses, shrubs, flowering plants, and vines every spring to encourage new growth. She also addressed the need for the removal of dead plants and the proper disposal of leaves and debris, rather than dumping them in the parking lot garden. SL38 will continue to monitor progress and maintain communication with the landscapers. She expressed confidence that improvements will be made and appreciated the opportunity to be involved in this process.

Please follow or refer to facebook@yamatolandscaping: we upload our job pictures on every visit.

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4.3 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 Maintenance

4.4.1 Pest Control

We received information about a swarm of ants near the gym, which is common during this season. The pest control has addressed the concern.

We have received concerns regarding silverfish in some suites. We would like to remind residents to refer to the information and recommendations provided by Strata Council in the minutes of previous Strata Council meetings. These guidelines offer effective steps to address the issue. If you need further assistance, please feel free to reach out.

4.4.2 Roof Ventilation Turbines

Considering that the roof will need to be replaced in the next couple of years, it makes more sense to wait until the roof work is underway and combine both projects. As weather permits and personnel become available, work will begin to repair the damaged turbines or provide maintenance as needed. If you notice any noise coming from the turbines, please inform the office.

4.4.3 Emergency Water Shut-off in Building A

On August 28, 2024, Corona Plumbing was on-site working in a suite with water shut-off when they discovered that the existing valves were not functioning properly. To complete the job, they had to cut into the drywall, shut off the water to the whole building as it was an emergency and replace the faulty valves with new ones. The water was restored after four hours.

4.4.4 Locker Rooms & Fire Code Violation

Strata Council would like to remind residents renting lockers to ensure that all items are kept inside your locker room, with nothing visible on the mesh on the top of the room. A mirror has been placed outside and needs to be removed from the locker room common area. Leaving items on the mesh top of the room constitutes a fire code violation as it poses a fire hazard. Thank you for your cooperation. If you have any questions, please contact the office, and we will be happy to assist you if you are unsure about compliance.

4.4.5 Water Leak into the parking Building B

Corona Plumbing and Heating Company, attended a water leak coming from SL39 into the parking spaces 63B and 64B when the water overflowed into the parking. The toilet water tank wasn't working, as well as having something blocking the toilet. Corona Plumbing is suggesting the owners upgrade the toilet to a newer version to prevent further issues. The same night the parking stalls were cleaned and Strata Council approved the payment of a car wash for the cars involved.

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4.4.6 Power outage SL99

A power outage occurred in SL335 due to a malfunction in the electrical system. We recommend that you notify the office if you are planning any electrical or plumbing repairs so we can be informed and assist more efficiently if any issues arise. In this instance, BC Hydro was contacted to unlock the seal, allowing the electrician to complete the necessary work. After the repairs were finished, BC Hydro returned to reseal the meter associated with the unit.

4.4.7 Water Leak Suspected in the hallway Building C

Corona Plumbing and Heating investigated a potential water leak in the hallway on the second floor of Building C. Initially, it was suspected that the issue might be coming from the bathroom in SL87, but after investigation, no problems were found there. The wall where the leak is suspected will need to be opened for further investigation.

4.5 Shared Facilities

4.5.1 Games Room

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

The Games Room was used once this month.

4.5.2 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

During the month of July and August, the lounge was rented 2 times.

4.5.3 Exercise Room

We are still in the process of purchasing a new treadmill, which should be happening in mid-September 2024

4.5.4 Pool

The pool did undergo a second inspection for the year and everything was working as expected. We received a report from Vancouver Coastal Health indicating that there were no issues.

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Council would like to invite you to visit the Cypress Point website:
<https://cypresspointstrata.github.io/under> Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5.0 NEW BUSINESS

5.1 *Special General Meeting*

A Special General Meeting has been scheduled for Monday, September 23rd, 2024, at 7:00 p.m. in the Pavilion Club Lounge, in Building B 7531. Registration for the meeting will begin at 6:30 p.m.

The purpose of the meeting is to:

- 1) To provide information on the current condition of the roof on our strata buildings
- 2) To get feedback from owners with regard to the replacement of the roof on our strata buildings
- 3) To approve allocation of up to \$10,000 from the Contingency fund for preparation of roof replacement specifications so that real costs can be gathered by competitive tender.

A Special General Meeting package will be delivered to owners by Friday, August 30th, 2024.

5.2 *With thanks to Kate Phipps*

Thank you for your participation and contributions to the Strata Council. Your involvement has been appreciated. As you step down from the council for personal reasons, we wish you all the best. Thank you again for your service.

6.0 OLD BUSINESS

6.1 *Electric Cars*

Any volunteers to work on the electric cars committee?

6.2 *Car Insurance Information*

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

6.3 *Smoke Detectors*

Thank you to all the owners who have provided the status of their smoke detectors. The majority have already submitted the information, with just a few outstanding. If you haven't done so yet, please update us on the status of the smoke detector in your suite. A photo is also appreciated.

6.4 *Insurance*

We kindly suggest that all owners take the updated insurance information to your broker to ensure your personal insurance is up to date. There may be potential savings or adjustments available with the new coverage details. Please review this with your broker to make any necessary updates.

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6.5 *Garbage rooms*

The three garbage rooms have been equipped with an automatic reminder that no plastic bags are allowed in the recycling green container.

7.0 **CORRESPONDENCE**

7.1 *Incoming:*

SL104

An owner has requested the withdrawal of a bylaw infraction notice for leaving a bike in her parking stall (the first infraction) and personal items (the second infraction). The owner was unaware that parking a bike in the stall was not permitted and did not intend to store the personal items there long-term.

After careful consideration, the Strata Council has decided that it is the responsibility of all owners to be familiar with the Strata Bylaws. As such, the request for the removal of the bylaw infraction has been denied. The Strata Council Meeting Minutes serve not only as a means of communication but also as a resource for understanding the bylaws and expectations within the Cypress Point community. Additionally, if you notice that others have items or bikes in their parking stalls, it is a good idea to consult with the office to ensure that no bylaws are being violated.

SL27

A request from an owner to consider making it allowable, for residents to park in the visitor's area, on street cleaning days. Suggesting the is the relaxation of the rules for 4 days out of 365, only during a few hours during the day (no overnight required).

After consultation on the matter, the Strata Council has decided that the bylaws will remain the same. Given that there are only four designated cleaning days each year and considering the potential presence of visitors, it is important to maintain consistency in our regulations.

SL95

An email from owners requesting that the work scheduled in their unit be delayed. Unfortunately, because the work in their unit is tied to the work scheduled in the unit above/below, Strata Council is denying the request.

SL84

A request to attend the next Strata Council Meeting in person to obtain a detailed update on the kitchen plumbing work and to receive an explanation on an incident with the Strata Administrator. The owners of SL84 will be notified of the date and time of the next Strata Council Meeting and are encouraged to attend

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7.2 *Illegal Disposal*

The City of Richmond will fine strata complexes when they find plastic bags have been placed in the compost and recycling bins in our buildings. Over a period of a year this can add up to thousands of dollars in fines. Every owner is contributing to the payment of these very unnecessary fines. The Strata Council is investigating a few different approaches to address these problems. Strata Council encourages the Cypress Point Community to become more engaged in ensuring that the rules are followed so that we don't continue to be fined for these violations. The money we save can be used for better applications that need it.

Please be advised that only the specified kind of paper compost bags are acceptable for use in the green bins. No plastic bags are allowed, even if they are labeled biodegradable. Thank you.



7.3 *Outgoing:*

8.0 FINANCIALS

Fund review from March to June 2024.

	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>
Contingency Fund	582,786.50	589,412.30	596,150.62	600,719.10
Special Levy Fund Carpet	608.01	610.86	613.82	616.59
Re-piping Fund	73,891.83	75,493.86	77,115.38	78,719.10
Exterior Building Fund	64,182.12	65,320.04	66,473.62	67,610.75
Boiler Levy Income	50,438.22	50,674.52	50,919.84	51,149.68
Future Remediation Fund	314,003.51	323,846.97	333,788.43	343,665.99
Net Income Current Year	<u>8,196.88</u>	<u>55.31</u>	<u>6,444.91</u>	<u>3,950.96</u>
Owners' Equity	\$1,077,713.31	\$1,105,413.86	\$1,118,616.80	\$1,146,432.17

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9.0 MEETING ADJOURNED: 8:40 pm

10.0 Next Strata Council Meeting Tuesday, September 24, 2024 at 6:30 pm.