

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes
Wednesday, June 16th, 2021

The Meeting was called to order at 7:03 pm

PRESENT

President:	Laura Mills
Landscaping :	Leslie Guha
Treasurer :	Jaideep Sethi
Vice-President	Andrea Nikas

REGRETS

Maintenance :	Roy Borglund
Secretary :	Kalena Morton

FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including April 2021 as prepared by Davin Management.

Correspondence:

Received:

- A request received from an owner to install a skylight in their roof to allow more light within their unit. Council reviewed the owner's request and have denied the request since the requested modification is to the exterior building envelope which is common property and the responsibility of the strata corporation, the request is denied. In addition, the roofing contractor advised that with the current condition of the roof, it would not be recommended to have a skylight installed.

Sent:

- A letter has been sent to an owner regarding a bylaw violation against their window coverings.

NEW BUSINESS

Clubhouse-Council noted that they will organize the clubhouse to be cleaned and will discuss re-opening in the coming months ahead.

Complaint Form—Council went over the proposed complaint form and will be finalizing the form in the coming months to provide to owners.

Email Communication-Council is considering tabling a motion at the next Annual General Meeting to communicate with owners ONLY by email and that every unit will be required to provide an email address that is monitored regularly. This is to be more cost effective and more efficiently and timely communicate with owners/resident. In the meantime, please contact the property manager and provide an up-to-date email address.

Budget—Council began discussing items to think about for the next fiscal year's budget. This will be further discussed and finalized closer to the fiscal year end.

Maintenance:

Sprinkler Gauges-Council has agreed to schedule the sprinkler gauge repairs with Elite. The work will be budgeted and scheduled for the next fiscal year.

Deck Drains—Two units are experiencing leaking from their deck through their garage. A contractor will be reviewing both units and will provide Council a quote to review.

Status of exterior balcony & cleaning – Individual deck and balcony cleaning was due to be complete by residents on May 31. Reminders were sent to a number of units to complete their exterior cleaning and were advised if not cleaned, the cleaning will be contracted out and costs will be charged back to individual owners or fines will be levied. Council will review progress of the cleaning. Property Manager will receive quote for cleaning of decks and/or balconies that have not complied.

Manager Change—Effective July 1st 2021, your new strata manager will be Monique Garneau and can be reached at mgarneau@davinltd.com.

There being no further business, the meeting was adjourned at 7:53 pm.

The next Council meeting has been scheduled for **July 13th, 2021 at 7:00pm**.

These minutes have been approved by Council.

Property Manager Info

Candice Egersperger
Strata Manager
Extension: 223
Cegersperger@davinltd.com



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Cypress Ridge Website: Please note that Strata Corporation notices and minutes are posted to the Strata website at <http://mycypressridge.ca/> – LMS 4529 Bylaws are available on line as well.

How to Contact Strata Council – Please contact your Strata Council at cypressridge@gmail.com. Owners are welcome to attend and observe regular Council meetings that are held monthly, however please ensure to contact Davin Management a minimum of one week prior to the meeting so that Council will know to expect you.

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.