Cypress Ridge – LMS 4529
Council Meeting Minutes
October 15, 2026

The Meeting was called to order at 7:00PM– Held via Zoom.

PRESENT

President:	Keith D'Costa
Vice President:	Laura Mills
Treasurer:	Jay Sethi
Secretary:	Jennifer Sun
Member:	Ivan Morton
Davin Management:	Emily Brunner

ABSENT

Member:	Jeremy Wong

ADOPTION OF PREVIOUS MEETING MINUTES
The Strata Council approved the minutes from the council meeting held on September 17, 2026.

FINANCIAL REPORT
The Strata Council agreed to adopt the financial statements from August 2026, as prepared by Davin Management Ltd. – All in Favor.

BUSINESS ARISING
Fire Inspections – The Strata Council obtained legal advice pertaining to the responsibility of the smoke detectors and sprinklers in the complex. After discussing legal response – the council has agreed that they will maintain the responsibility of planning, hiring, and maintaining the smoke detector and sprinkler systems in the complex. – All in Favour.

Fence Replacement Quotes – The Strata Council discussed the quotes received and agreed to request sample photos from two of the companies that provided quotes. – All in Favour.

Post Repairs – The Strata Council agreed to approve the quote from ES Property Restorations to have a deck repaired at a unit, as the wood is rotting and significantly damaged. - All in Favour.

NEW BUSINESS
Insurance Renewal – The Strata Council discussed and reviewed three quotes for insurance renewal. The council agreed to approve of the quote from BFL for the 2026-2027 year. – All in Favour.

Budget Review – The Strata Council discussed the proposed budget for the upcoming 2026-2027 fiscal year. After a few revisions, the council agreed to approve the budget to propose at the upcoming AGM. – All in Favour.

Encroachment Agreement – The Strata Council received an encroachment agreement from the neighbouring developer. The council agreed to engage in legal council to advise on how to respond and proceed forward. – All in Favour.

CORRESPONDENCE

The Strata Council received an email from an owner with reports of a potential water leak in the garage. The council reviewed the email and agreed to engage a contractor to investigate the issue. – All in Favour.

There being no further business, the meeting was adjourned at 8:07PM

NEXT MEETINGS

AGM on November 26, 2026 at 6:30PM in the Clubhouse.

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