

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes
Monday, August 19th, 2019
Location: Clubhouse

The Meeting was called to order at 7:08 pm

PRESENT

President/Social Committee: Keith D'Costa
Vice-President: Laura Mills
Landscaping : Leslie Guha
Treasurer : Jaideep Sethi
Secretary : Andrea Nikas

Davin Management Ltd: Candice Egersperger

ADOPTION OF PREVIOUS MEETING MINUTES

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous Council meeting of June 19th 2019 as circulated.

FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including June, 2019 as prepared by Davin Management.

Accounts Receivable – Council reviewed the Accounts Receivable Report as of August 19th 2019. Three units have an outstanding balance, and will be contacted to collect funds.

Interest on overdue fines/strata fees—As per bylaw 23 (2) *“Interest shall be levied on overdue fines and strata fees at the rate of 10% per annum, compounded daily.”*

Council would like to remind all Owners with an outstanding balance that interest will be levied onto your overdue balance.

BUSINESS ARISING FROM PREVIOUS MINUTES

Lock for Rear Gate—A council member has retrieved the lock from the contractor who had purchased it. The lock will be installed, and residents will be advised via the Cypress Ridge website with the lock combination.

Pest Control—Pest Control was sent to a unit to remove a wasp nest.

Dryer Vent Cleaning—Dryer Vent cleaning has been completed.

Chimney Repair—Several chimneys were in need of repair. This has been completed.

Correspondence

Council reviewed correspondence sent as follows:

- A letter was sent to two Owners regarding visitor parking.
- A letter was sent to an Owner regarding hanging a carpet on the balcony.

New business:

Gutter Cleaning—Gutter Cleaning will be scheduled for the end of November.

Propose budget—Council reviewed the proposed budget for the 2019-2020 fiscal year.

There being no further business, the meeting was adjourned at 8:27 pm.

The next scheduled meeting will be the Annual General Meeting scheduled for **October 21st 2019 at 7:00pm** in the clubhouse. The notice will be mailed to all units twenty days prior to the meeting.

These minutes have been approved by Council.

Property Manager Info

Candice Egersperger

Strata Manager

Extension: 223

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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.