STRATA PLAN NW2050, CYPRESS POINT,
ZOOM ANNUAL GENERAL MEETING
THURSDAY, NOVEMBER 5, 2020 AT 7:00 PM
RICHMOND, B.C. V6Y 1Z3

In Attendance at the start of the meeting: 35 Strata lots represented in Zoom Meeting:
13 Strata lots represented by proxy
48 Total Strata Lots

1. CALL TO ORDER**:**
   The meeting was called to order at 7:15 PM by the Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES
   Audrey Montero advised 13 proxies had been certified.

3. NOTICE OF QUORUM
   The requirement of the NW2050 By-Laws state that one third (36) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We had 35 owners at the Zoom Meeting and 13 by proxy for a total of 48 owners eligible to vote, which was a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER
   Notice of this meeting was sent out on October 05, 2020 to the last known address of each owner via Canada Post, electronic email to one owner which is out of the country or hand delivery thereby giving owners the notice required as per the Strata Property Act.

5. INTRODUCTION OF HEAD TABLE
   The Council President, Gordon Farrell, introduced the Head Table. Tony Gioventu, Strata Advisor and Executive Director of CHOA, was in attendance.

   Motion: to approve the election of Tony Gioventu from CHOA to chair the meeting
   Moved: SL70
   Seconded: SL103
   Carried unanimously

6. APPROVAL OF DECEMBER 5, 2019 ANNUAL GENERAL MEETING MINUTES
   It was **MOVED** by (SL60) and **SECONDED** by (SL42) to adopt the minutes of the Annual General Meeting held on December 5, 2019. It was carried by majority vote, none opposed.

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7. Reports 2020

   a. President's and Treasurer's 2020 Reports were included in the Annual General Meeting Package. Gordon Farrell, Strata Council President, reminded owners about the importance of obtaining personal insurance for their suites. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2020 financials to-date.

   b. Cypress Point Operating Budget & Shared Facilities Budgets for 2021: were included in the Annual General Meeting Package. Carole Borthwick –Strata Council Treasurer provided an overview of the 2021 budgets.

It was **MOVED** by (SL70) and **SECONDED** by (SL60) to approve the proposed 2021 Cypress Point Operating Budget. This motion was carried by majority vote. None opposed.

   c. The Shared Facilities Operating Budget & Finance Report for 2021 was included in the Annual General Meeting Package.

It was **MOVED** by (SL17) and **SECONDED** by (SL64) to approve the proposed 2021 Cypress Shared Facility Budget. This motion was carried by majority vote. None opposed.

8. CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS

   a. RESOLUTION A

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve transferring the 2020 year-end accumulated surplus in the operating account to the Contingency Fund / transferring the 2020-year end accumulated deficit in the operating account from the Contingency Fund.

It was **MOVED** (SL60) and **SECONDED** (SL96) to approve Resolution A. This motion was carried. 1 opposed, 45 in favor. 1 abstention and 1 in favor after hours.

b. RESOLUTION B

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the replacement of all the windows and wood paneling at the bay windows of non-remediated walls and the windows only in the non-remediated stucco walls of Buildings B (7531) & C (7651) to be funded from the Contingency Reserve Fund, Exterior Building Fund, and Future Remediation Fund.

It was **MOVED** (SL70) and **SECONDED** (SL27) to approve resolution B. This motion was carried; 3 opposed, 44 in favor, 0 abstentions and 1 in favor after hours.

9. ELECTION OF NEW COUNCIL FOR 2021

There are seven Council Member positions. All previous council members were willing to serve again with the exception of one, who had sold and moved from the Strata.

Three owners had expressed their interest in becoming new volunteers for Strata Council for 2021. One of these three owners withdrew his name during the meeting, citing satisfaction with several questions answered concerning insurance, as well as the future of depreciation reporting. They also requested the addition of some rules to an existing bylaw that would allow hanging plants and hummingbird feeders based on size, weight and mounting criteria.

The following owners were voted for Strata Council 2021.

1. Gordon Farrell	Unit 302
2. Murray Thompson	Unit 118
3. Carole Borthwick	Unit 330
4. Lindsay Armstrong	Unit 120
5. Joanne Parkinson	Unit 332
6. Linda McLaren	Unit 232
7. Queenie Cheng	Unit 132

10. Termination –

The Annual General Meeting was terminated at 10:00 pm It was **MOVED** (SL70) and **SECONDED** (SL64) to terminate the meeting. The motion was carried unanimously.

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Strata Council Membership 2021
Cypress Point ABC
Strata Plan NW2050

Gordon Farrell President	Phone: 604 207 0392 Email: gordonfarrell@gmail.com
Murray Thompson Vice-President	Phone: 604 841 7365 E-mail: murthespur@shaw.ca
Carole Borthwick Treasurer	Phone: 604 275 7231 E-mail: caroleborthwick@hotmail.com
Lindsay Armstrong	Phone: 604 961 4725 Email: larmy@shaw.ca
Linda McLaren	Phone: 604 537 5340 E-mail: mclarlinda@gmail.com
Joanne Parkinson	Phone: 604 244 7191 E-mail: joanne50andfab@hotmail.com
Queenie Cheng	Phone: 778 855 1683 Email: gcheng0730@gmail.com

Cypress Point Office #338-7651 Minoru Blvd Richmond, BC V6Y 1Z3 (Mailing address only)	Phone: 604 279 1554 Fax: 604 279 1553 Email: cypresspointnw2050@gmail.com Administrator: Audrey Montero

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: https://cypresspointstrata.github.io/
Password for the minutes is their date in numeric form.
e.g. August 17, 2020.pdf is 170820