

# Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes  
Monday, February 11, 2019  
Location: Clubhouse

The Meeting was called to order at 7:05 pm

## PRESENT

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

## REGRETS

Maintenance: Gord Dale  
Davin Management Ltd: Candice Egersperger

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## ADOPTION OF PREVIOUS MEETING MINUTES

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous Council meeting of Jan 14, 2019 as circulated.

## FINANCIAL REPORT

It was **M/S/C** to postpone the adoption of the Financial Statements to the next council meeting, March 11, 2019 as prepared by Davin Management.

**Accounts Receivable** – Regarding the aged receivables, major variances and financials, the council has requested that the Property Manager come prepared for discussion and explanation. We will be following up and discussing the above-mentioned areas at the next meeting.

## BUSINESS ARISING FROM PREVIOUS MINUTES

Regarding the Owner with a secondary suite, the council inspected the unit and was satisfied that there was no secondary suite. To be revisited in 3 months.

**Form K's**—Council will follow up on the Form K's that have been requested from the 4 current rental units and those units that have not provided one to David Management. Form K's are required to be submitted within 10 days of the tenancy commencement date as per the Strata Property Act and the Bylaws. Council would like to remind all Owners that **secondary suites are not allowed in multi-family complexes under the City of Surrey bylaws**. In addition, Owners are reminded that as per LMS 4529 Bylaws and Section 146 of the Strata Property Act, written permission prior to renting a Unit must be obtained from the Strata Council.

**Festive Lights**- The deadline was January 31, 2019 to have festival lights removed. Warning letters will be sent to the units that have not removed their lights.

**Onsite Parking**- Council discussed ongoing parking and fine issues.

**SPECIAL NOTE:** Should any resident owner have any issues or concerns, please contact the Property Manager directly. The Strata Manager will then notify council.

There being no further business, the meeting was adjourned at 8:05 pm.

The next scheduled Council meeting will be scheduled for **March 11<sup>th</sup>, 2019 at 7:00pm** in the clubhouse.

These minutes have been approved by Council.

## **Property Manager Info**

Candice Egersperger  
Strata Manager  
Extension: 223

[Cegersperger@davinltd.com](mailto: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](mailto: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.