

Cypress Ridge – LMS 4529

Council Meeting Minutes

August 13, 2025

The Meeting was called to order at 6:34PM – Held in the Clubhouse.

PRESENT

Member:	Jeremy Wong
Member:	Jennifer Sun
Member:	Ivan Morton
Treasurer:	Jay Sethi
Landscaping:	Keith D'Costa
Davin Management:	Emily Brunner



ADOPTION OF PREVIOUS MEETING MINUTES

The Strata Council approved the minutes from the council meeting held on June 10, 2025.

FINANCIAL REPORT

The Strata Council approved the financials from May-June, as prepared by Davin Management Ltd.

BUSINESS ARISING FROM PREVIOUS MINUTES

Damage to front concrete Steps – Healing Hands was unable to find exact replacements for the concrete steps. The Strata Council agreed to table this item until further investigation has been completed and additional quotes have been obtained.

Elite Fire Protection Quotes – The Strata Council has agreed to table this item until further details have been provided by Elite Fire Protection.

Dryer Vent Cleaning – The Strata Council has agreed to approve the quote from Servus for exterior dryer vent cleaning. There will be internal dryer vent cleaning available at the cost of the owner.

Depreciation Report – The Strata Council agreed to table this item until another quote has been received.

Electrical Planning Report – The Strata Council has agreed to table this item until another quote has been received.

Concrete Steps – Healing Hands was unable to find exact replacements for the concrete steps, the Strata Council has agreed to look at other options to resolve this issue.

NEW BUSINESS

Appraisal Renewal – The Strata Council agreed to ratify the decision to approve the contract renewal with Normac.

Council Changes – Laura Mills and Andrea Nikas have resigned from the Council, Keith D'Costa has taken on the president position for the remainder of the term.

Complex Reminder – The Strata Council would like to remind all owners that as per the bylaws, **Section 5(c) No owner shall hang, or permit to be hung, laundry or washing on the limited common property or common property or in any manner in or about the strata lot; which would**

permit the same to be visible from the outside of the strata lot. The landscaping team is finding it hard to complete their scheduled maintenance with laundry outside.

Complex Reminder – The Strata Council would like to remind all owners and residents to pick up their dog waste, as the landscaping team has found it difficult to complete their scheduled maintenance with dog waste on the property.

CORRESPONDENCE

The Strata Council received an alteration request for flooring replacement; the council reviewed the request and approved the alterations.

There being no further business, the meeting was adjourned at 7:09PM

NEXT MEETINGS

September 17, 6:30PM

Emily Brunner

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