

Cypress Ridge – LMS 4529

Council Meeting Minutes

September 17, 2025

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

PRESENT

Member:	Ivan Morton
Treasurer:	Jay Sethi
President:	Keith D'Costa
Davin Management:	Emily Brunner



ABSENT

Member:	Jeremy Wong
Member:	Jennifer Sun

ADOPTION OF PREVIOUS MEETING MINUTES

The Strata Council approved the minutes from the council meeting held on August 13, 2025.

FINANCIAL REPORT

The Strata Council agreed to adopt the financial statements from July 2025, as prepared by Davin Management Ltd.

BUSINESS ARISING FROM PREVIOUS MINUTES

Damage to front concrete Steps – The Strata Council agreed to approve the quote from ProMaster Services to have the damaged concrete steps replaced and repaired.

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

Electrical Room Walkway – The Strata Council agreed to find and place something on the ground surrounding the electrical room, to ensure a safe pathway.

Gutter End Caps – The Strata Council agreed to approve the quote from West Point Gutters to have end caps installed on any gutters that are missing an end cap in the complex.

Light Pole Collars – The Strata Council agreed to purchase collar replacements for the light poles and install any damaged or missing collars.

Dammaged Gutter – The Strata Council agreed to approve a quote to have a broken gutter repaired.

Depreciation Report – The Strata Council agreed to approve the quote from Reliance.

Electrical Planning Report – The Strata Council has agreed to approve the quote from Reliance.

Dryer Vent Cleaning – The Strata Council would like to remind residents that the dryer vent cleaning is scheduled to be completed on **October 3rd**.

NEW BUSINESS

Gutter Cleaning – The Strata Council agreed to approve a quote from Power Plus for gutter cleaning in the complex.

Backflow Testing – The Strata Council agreed to schedule the annual backflow testing in the complex.

AGM Date – The Strata Council agreed to schedule the Annual General Meeting for November 25 at 7:00pm. A notice package will be sent out to all owners.

CORRESPONDENCE

None

There being no further business, the meeting was adjourned at 7:25PM

NEXT MEETINGS

November 25, 7:00PM

Emily Brunner

Strata Agent

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