

**STRATA COUNCIL MEETING**  
**VAS 2893 North Oaks**  
**Monday, February 5th, 2018, 9:30 am**  
**Location: SL 15**

**COUNCIL MEMBERS PRESENT:** SL 3, SL 8, SL 15, SL 17, SL 18, SL 22. Regrets SL 10.

**OPENING OF MEETING:** the meeting was called to order by the chair at 9:33 am.

**APPROVAL OF AGENDA:** moved by SL 18, seconded by SL 15, the agenda was approved.

**APPROVAL OF COUNCIL MEETING MINUTES OF:** January 8th, 2018. Moved by SL 3, seconded by SL 8, the minutes were approved.

**OLD BUSINESS:**

- a) Priority Repairs for 2018 - SL18:
- cement repairs - SL 3 detailed the areas needing repair. Moved by SL 10, seconded by SL 22, that the concrete repair company be contacted in writing to request that North Oaks Strata be on their earliest list for work needed this year of 2018. Approved unanimously.
  - fencing - SL 22: research is being done into various fencing materials (cedar, composite etc.) and pricing for repairs. Action: Council will undertake a walkabout, including back yards, to check fencing and determine a priority list for repairs. \* *Note: residents will be advised of the day this will take place.*
- b) Trucks Using Kiwanis Road Driveway - SL 18: the practice is continuing. Actions: a second letter will be sent to the company requesting their drivers to stop this practice; the Town will be notified and asked for advice and support in this matter.
- c) AGM Preparations - SL 18:
- location and date has been confirmed: **Wednesday, March 21st, Kiwanis Meeting Room, 6:30 pm.**;
  - financial report: see "Budget preparation" in the Financial Statement below;
  - insurance report: renewal applied for but not yet received; cost is expected to go up as the appraised value of the complex has increased;
  - depreciation report: a motion to defer a renewal will be made at the AGM;
  - bylaws: changes to our present bylaws are being considered. These will be referenced in the President's Report at the AGM;
  - any other items: Council's duties for the AGM were reviewed.

**CORRESPONDENCE - SL 17:**

- a) conversation between window installer and SL 18 re: moisture problem in windows of SL 14. Upon inspection, no condensation detected;
- b) from SL 9, informing Council of interior renovations. Inspected by SL 8 and SL 18;
- c) from realtor, requesting current Form F. New Form F faxed with bill; (*no payment as yet*)
- d) from SL 24, recommending the carpenter who recently did work there for potential jobs around the complex;
- e) from SL 18 to SL 24, a thank you and notification that the information would be passed on to Council. *Note: Council is not in a position to recommend contractors for interior work.*
- f) from strata insurance service to SL 10, informing of renewal coming due and details of policy;
- g) from SL 10 to strata insurance service, replying to details presented and notifying that North Oaks is waiting for estimated figures;
- h) from SL 18, phone call regarding repairing damage caused by leaking skylight;
- i) from SL 20, requesting examination of patio door area to determine cause of moisture ingress.

**FINANCIAL STATEMENT - SL 10 and SL 18:**

a) January Revenues: Chequing - \$ 24 213.49  
Deposit - \$ 4 190.81  
Savings - \$ 5 112.72  
Shares - \$ 30.24  
Term Deposits - \$ 115 050.00  
January Expenses: Total Paid Out - \$ 8 642.26  
January Current Bank Balance to Date: \$ 19 762.04

Moved by SL 8, seconded by SL 22 to accept the January financial statement as presented.

***At this point, the meeting was adjourned at 12 noon. Moved by SL 22, approved unanimously. Council agreed to reconvene the next day, February 6th, at 3pm in SL 18 to complete the agenda items.***

\* \* \*

**STRATA COUNCIL MEETING CONTINUED TUESDAY, FEBRUARY 6TH, in SL 18...**

**COUNCIL MEMBERS PRESENT:** SL 3, SL 8, SL 10, SL 15, SL 17, SL 18, SL 22.

**OPENING OF MEETING:** the meeting was called to order by the chair at 3:13 pm.

**FINANCIAL STATEMENT CONTINUED - SL 10:**

b) Budget preparation for AGM - SL 10:

Revenues, expenditures to date, and proposed expenses for the coming fiscal year were extensively reviewed and discussed. It was acknowledged that costs are rising. Council discussed an increase of strata fees to be brought forward and voted on at the AGM.

Motion: to increase strata fees by 4% for the fiscal year 2018-2019. Moved by SL 8, seconded by SL 22. Motion was approved unanimously.

**NEW BUSINESS:**

a) Manhole in Concrete Driveway off North Road - SL 18: it has been noticed that the manhole in this location is sinking. Action: Council will contact the Town of Gibsons for any advice and assistance they might provide.

**NEXT MEETING DATE:** the next Strata Council Meeting will be held on Thursday, March 1st, at 9:30 am in SL 22.

**ADJOURNMENT:** the meeting was adjourned at 4:45 pm. Moved by SL 17, approved.