

**STRATA COUNCIL MEETING**  
**VAS 2893 North Oaks**  
**Thursday, March 1st, 2018, 9:30 am**  
**Location: SL 22**

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

**OPENING OF MEETING:** the meeting was called to order by the chair at 9:34 am.

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

**APPROVAL OF COUNCIL MEETING MINUTES OF:** February 5th, 2018. Moved by SL 3, seconded by SL 22, the minutes were approved.

**OLD BUSINESS:**

- a) Insurance Policy - SL 10: the cost is up this year, as was predicted. Moved by SL 3, seconded by SL 17, that the renewal premium proposal of \$13 984 be accepted. Approved unanimously.
- b) AGM Budget Preparation - SL 10: budget preparations have been made. Documents will be included in the AGM Notice Package.
- c) Other AGM Financials - SL 10: the proposed strata fees for 2018-2019 will be included in the AGM Notice Package.
- d) Other AGM Business - SL 18 and SL 17: the Agenda was finalized and Council responsibilities were reviewed.
- e) Business arising from letters sent by Council Feb. 8th and Feb. 13th - SL 18: regarding Correspondence (c) below, the Town of Gibsons sent an engineer to assess responsibility for repairs to the sinking cement near the drain located at the North Road entrance. It was determined that it is wholly strata's responsibility. The repair, therefore, will be included with the other cement repairs scheduled to take place around the complex.
- f) Telephone Lists - Method of Delivery - SL 18 and SL 17: telephone lists will continue to be distributed in paper form to ensure privacy.

**CORRESPONDENCE - SL 17:**

- a) second letter to delivery company, requesting them to stop using our south driveway to turn around;
- b) to concrete company, requesting to be put on earliest list of repairs;
- c) to Town of Gibsons, requesting advice and clarification of who is responsible for repairs to sinking manhole/drain on property near North Road entrance;
- d) to Town of Gibsons, asking if any bylaws exist regarding heavy commercial vehicles using our south driveway and Kiwanis Road;
- e) from realtor, payment received for Form F;
- f) from SL 24, clarifying carpenter recommendation;
- g) from SL 19, requesting needed fence repairs be considered a priority;
- h) from Council to SL 19, fencing will be closely examined;
- i) from SL 24, informing of icy conditions;
- j) from Council to all residents, requesting that able-bodied residents help with salt distribution to icy areas;
- k) from Council to all residents, confirmation of scheduled snow removal;
- l) from SL 24 and SL 8, acknowledgement of notification.

**FINANCIAL STATEMENT - SL 10:**

- a) February Revenues: Chequing - \$19 712.38
  - Deposit - \$3 156.01
  - Savings - \$5 115.17
  - Shares - \$30.84
  - Term Deposits - \$115 050.73

February Expenses: Total Paid Out - \$31.75  
February Current Bank Balance to Date: \$22 836.64

Moved by SL 10, seconded by SL 3, to accept the February Financial Statement as presented. Approved.

**NEW BUSINESS:**

- a) Recent Snow Storms and Ice - SL 18 and SL 22: the snow removal company came three times to clear and salt our driveways. Please be aware we are serviced according to their contract schedule. Sidewalks inside the complex and on North and Kiwanis Roads were diligently cleared and salted by our residents. Thank you to all who volunteered your time and effort.
- b) Walkabout to Assess Fencing - SL 18: weather conditions have prevented our walkabout so far. It will be done when weather allows.

**NEXT MEETING DATE:** the next regular Strata Council Meeting will be held in April.

**ADJOURNMENT:** the meeting was adjourned at 10:59 am. Moved by SL 22, approved.