

**STRATA COUNCIL MEETING**  
**VAS 2893 North Oaks**  
**Wednesday, October 10th, 2018, 9:30am**  
**Location: SL 22**

**COUNCIL MEMBERS PRESENT:** SL 3, SL 4, SL 10, SL 17, SL 18, SL 19, SL 22.

**OPENING OF MEETING:** the meeting was called to order at 9:33 am by Chair SL18.

**APPROVAL OF AGENDA:** motion to approve Agenda: moved by SL 22, seconded by SL 3, approved.

**APPROVAL OF COUNCIL MEETING MINUTES OF:** August 29th, 2018. Motion to approve Minutes: moved by SL 19, seconded by SL 10, approved.

**OLD BUSINESS:**

- a) Dryer Vent Cleaning - SL18: repairs were made to the laundry room flooring in SL 7 and some cleaning took place in SL 8.
- b) No Parking Zone on North Road - SL 22: The painting of the yellow curb on the north side of the entrance/exit has been completed. Because of vehicles parked in the way, the south side could not be done at the same time. Council has contacted the Town of Gibsons with a request to complete the work.
- c) Gardeners' Contract - SL 10, SL 18: the gardeners' two-year contract is coming due. Council is reviewing the gardeners' responsibilities and timelines before the renewal.
- d) Inspection of Strata Exteriors - SL 10, SL 3: the inspection has taken place and a report has been issued. Each owner will receive a paper copy. At the next strata meeting, Council will look at the report in detail and discuss any feedback and concerns.
- e) Bylaws - SL 22: Council is actively reviewing the North Oaks bylaws and is looking into updating them.
- f) Gutter Cleaning and Repair - SL 18: repairs to fascia boards etc. will take place soon. Council is waiting for the trees to shed their leaves (and potentially fill the gutters) before hiring gutter cleaners.

**CORRESPONDENCE - SL 17:**

- a) from SL 7, detailing repair of floor in washer/dryer area;
- b) to residents, notice of no parking in the entrance area of North Road so that workers may paint the curb;
- c) to residents, notice of Thanksgiving Food Drive collection to take place;
- d) from CHOA (Condominium Home Owners Association), confirming registration for seminar;
- e) from CHOA, sales receipt of registration fee for seminar in Sechelt, October 3rd, 2018;
- f) from CHOA, update for CHOA seminar;
- g) to Council, Home Inspection Report;
- h) from webmaster, domain renewal notice.

**FINANCIAL - SL 10:**

**AUGUST STATEMENT -**

Assets -	\$131 245.20
Beginning Bank Balance -	\$17 836.03
Deposit -	\$3 747.27, \$50.00
Total Withdrawal -	\$2 360.12
Bank Total -	\$19 273.18

Motion to approve the August Financial Statement: moved by SL 3 , seconded by SL 22, approved.

## SEPTEMBER STATEMENT -

Assets -	\$131 245.20
Beginning Bank Balance -	\$19 273.18
Deposit -	\$3 457.57, \$350.00
Total Withdrawal -	\$2 171.51
Bank Total -	\$20 909.24

Motion to approve the September Financial Statement: moved by SL 10, seconded by SL 19, approved.

Motion to approve depositing the balance of the budgeted Contingency Fund - \$3000.00 - into the Contingency Fund: moved by SL 3, seconded by SL 4, approved.

### **NEW BUSINESS:**

- a) Report from CHOA Seminar - SL4, SL19, SL22: many topics were covered in the day: record keeping, strata meetings, smoking, marijuana and odours. Council will look into updating our bylaws to include recent changes in legislation.
- b) Action on Inspection Report - SL 18: each resident will receive a paper copy of the report which will be delivered in the following week. *Note: the conclusion of the report stated that the building exteriors are in reasonably good condition, with only minor repairs being cited.*
- c) Outdoor Hoses to be Disconnected - SL 18: please have this done at the end of October. Thank you.
- d) Smoke Alarm Batteries to be Checked - SL 18: please check your batteries when Daylight Savings Time changes to Standard Time. Thank you.
- e) Cement Work - SL 18: work is scheduled to begin tomorrow. A notice to residents will be sent out immediately following this meeting.

\* Special Note: it is with sadness that we report the passing of one of our residents at SL 26. On behalf of everyone at North Oaks, Council extends our heartfelt condolences to SL 26 and the family members.

**NEXT MEETING DATE:** the next scheduled Strata Council Meeting will be held on Wednesday, November 21st, at 9:30 am in SL 22.

**ADJOURNMENT:** the meeting was adjourned at 11:37am. Moved by SL 3, approved.