

**MINUTES OF THE
ANNUAL GENERAL MEETING
STRATA CORP. VAS 2893 NORTH OAKS
WEDNESDAY, MARCH 21st, 2018, AT 6:30 PM
KIWANIS HERITAGE APARTMENTS MEETING ROOM**

IN ATTENDANCE: SL3, SL4, SL6, SL7, SL8, SL9, SL10, SL12, SL13, SL14, SL15, SL17, SL18, SL19, SL20, SL21, SL22, SL23, SL25, SL26.

OPENING REMARKS: Meeting Chair and Strata Council President, SL18, called the meeting to order at 6:35 pm and welcomed everyone, in particular the new owners of SL9 and SL6. It was noted that, at present, there is one vacant property in the complex. SL18 relayed a message from SL24, thanking Strata and, in particular, SL19 and SL20, for their assistance over the past year.

CERTIFY PROXIES: SL3 certified proxies for SL 2, SL5 and SL24. Voting cards were issued for each.

DETERMINE QUORUM: 23/26 owners were represented in person and by proxy and a quorum was reached.

PROOF OF NOTICE: It was confirmed that Council Secretary, SL17, distributed the Notice Package to owners on March 4th and 5th, 2018.

APPROVE THE AGENDA: SL17 and SL23 requested two items be placed in "New Business/Items from the Floor". There being no other additions brought forward, SL3 moved, SL15 seconded, that the agenda be approved. Approved unanimously.

APPROVE THE MINUTES OF THE LAST AGM - MARCH 22nd, 2017: Moved by SL23, seconded by SL20, that the Minutes of AGM 2017 be approved. Approved unanimously.

APPROVE THE MINUTES OF THE SGM - AUGUST 3rd, 2017: Moved by SL22, seconded by SL12, that the Minutes of the SGM, August 3rd, 2017, be approved. Approved unanimously.

OLD BUSINESS ARISING FROM THE MINUTES OF THE LAST AGM: there was none.

PRESIDENT'S REPORT - SL18:

SL18 opened the report by emphasizing that the management of North Oaks Strata by Council is very much a team effort.

- **special events held this year:** a Spring Work Party and Social, a Garage Sale in May, a smoke alarm inspection by the Fire Department in June, participation in the B.C Thanksgiving Food Drive in September and a Christmas Sing-along Around the Complex in December.
- **new privacy rules and changes to strata policies:** the Condominium Home Owners' Association (CHOA) stresses the importance of ensuring privacy. It holds Spring and Autumn seminars in Sechelt to inform of updates to many issues concerning stratas. North Oaks Council sends representation to these seminars regularly.
- **owners' telephone list:** recently updated and distributed, these lists are for strata use only.
- **snow removal:** we were prepared for the snowfall. The snow plough cleared our driveways and those residents who were able cleared and salted the pathways inside and outside the complex. Many thanks to all who helped keep the walkways clear and safe.
- **a busy year:** it has been a busy year for Council. The exercise to bring Fortis Gas into the Strata consumed many hours of business time.
- **bylaws:** North Oaks bylaws, including parking bylaws, should be reconsidered. Hopefully, 2018 will allow more time for this important work.
- **being a self-run strata:** we must ensure North Oaks is "up to code" in all parts of its administration. Owners, please help as you are able. Thank you.

MAINTENANCE REPORT - SL 3, Strata Council Member:

- **lighting:** a contractor has been hired to monitor and will replace/repair lighting as needed.
- **fencing:** replacement and repairs have been done as needed and will continue throughout the year.
- **cement:** as soon as weather permits, last year's expected repairs and this year's will be done.
- **windows:** repair and replacement will continue as required.
- **roofs and skylights:** are in good shape.
- **repair and maintenance history:** SL22 has compiled a comprehensive history for the complex.

MAINTENANCE DISCUSSION FROM THE FLOOR:

- **how old is the roof?** 18 years and should be good for another 4-5 years.
- **snow clearing:** the second storm was serviced, the Town has been notified regarding assistance in clearing street sidewalks, safety when walking is very important, thank you to strata for providing salt and shovels.

INSURANCE REPORT - SL 10, Strata Council Treasurer:

SL10 referred to the insurance renewal document in the Notice Package and then invited questions and discussion. There being none, the motion to accept the report as presented was put forward. Moved by SL8, seconded by SL3, the report was approved unanimously.

FINANCIAL REPORT - SL 10:

SL10 referred to the Financial Report April 1, 2017-March 31, 2018 in the Notice Package and then invited questions and discussion. Sections regarding Professional Reports and Salt & Snow Clearing were discussed. The motion to accept the Financial Report as presented was put forward. Moved by SL12, seconded by SL25, the report was approved.

PROPOSED BUDGET FOR APRIL 1st, 2018 - MARCH 31st, 2019 - SL 10:

SL10 referred to the Budget Planning 2018-2019 page in the Notice Package and then invited questions and discussion. An increase of 4.5% in strata fees was noted, reflective of the increase in costs for strata. The addition to the contingency fund was explained. SL22 moved, SL19 seconded, that the Proposed Budget 2018-2019 be approved. The budget was approved.

RESOLUTION REGARDING DEPRECIATION REPORT - DISCUSSION, MOTION AND 3/4 VOTE - SL 3:

In response to a query, SL3 explained how the Strata Property Act gives strata the ability to waive the requirement to obtain a depreciation report, or defer a renewal, by passing an annual 3/4 vote. It was then moved by SL3 and seconded by SL6 that:

Strata Corporation VAS 2893 in Gibsons, B.C., will not update the current Depreciation Report in the fiscal year April 1st, 2018 to March 31st, 2019. The report was prepared by Pacific Rim Appraisals Ltd. and received February, 2013.

(The Strata Council unanimously approved this resolution on February 5th, 2018)

The vote was unanimous, therefore the 3/4 vote was achieved, and the motion was approved.

NEW BUSINESS / ITEMS FROM THE FLOOR:

- **new webmaster:** SL17 announced that our present webmaster was stepping down and the strata would have to find a new person to take over the duties of maintaining our website. The importance of the website to residents, realtors and prospective buyers was stressed. SL17 appealed to any owners with a connection or lead to please help in the search. A resident asked how much time would need to be devoted to this job. The information was not available at the time of the meeting but SL17 will find out.

- **lighting/visibility at the North Road entrance:** SL23 expressed concern at the lack of visibility of our entrance when approaching on North Road, especially in darkness. The reflective markers on the pillars are being blocked out by a growing number of parked cars, some of which are parked too close to our driveway. This, of itself, is an issue. SL23 suggested the installation of some lighting to mark the entrance. SL3 responded, saying that there was, originally, lights atop the pillars but they were removed after continued vandalism. Other suggestions were made. It was agreed that this is an important issue. Council will continue to look into a solution.
- **petition:** SL14 came forward and presented the Strata Council President with a petition signed by eight owners that Council hold a Special General Meeting to revote on the matter of installing Fortis Gas in the complex. Discussion followed. After some time, the Chair brought the discussion to a close.

NOMINATIONS / ELECTION OF COUNCIL MEMBERS:

Nominations took place for the Strata Council for the coming year. Seven owners were nominated and, since a maximum of seven people may serve on Council, an election was not necessary. The seven were voted in by acclamation. The new Council members are: SL3, SL4, SL10, SL 17, SL18, SL19 and SL22.

ADJOURNMENT: the meeting was adjourned at 8:10 pm. Moved by SL17, seconded by SL 22, carried.