

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Thursday, February 7th, 2019, 9:30 am
Location: SL 4

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 9:39 am by Chair SL18.

APPROVAL OF AGENDA: motion to approve Agenda: moved SL 22, seconded SL 4, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: January 16th, 2019. Motion to approve Minutes: moved SL 10, seconded SL 3, approved.

OLD BUSINESS:

a) Update on Lighting in the Complex - SL3:

- some outside electrical outlets need repair and will be tended to;
- repair and replacement of globe lights will take place as needed;
- lighting at entrances: Council called in an electrician to examine the North Road pillars, the globe light standards near the entrance, and the ground around the area. No live connection was found. Corrosion within the pillars could be a factor. Council is reluctant, at this time, to pursue the search as it involves considerable expense. It is, instead, looking into alternatives to lights on top of the pillars. A suggestion is to have larger and more visible reflectors and, possibly, relocating the lighting.

b) Missing “North Oaks” Sign - SL3:

- our sign has been found and is presently being repaired;

c) Care of East Side Hedge at Unit 26 - SL 18: a reply is pending;

d) Strata Unit Keys- SL 18: Council continues to work on the situation;

e) Preparation for the Annual General Meeting - SL18, SL 17:

- Council discussed the procedure of the AGM and delegated responsibilities;
- the Depreciation Report was discussed. The following resolution was put forth for Council’s approval: “Strata Corporation VAS 2893 in Gibsons, B.C. will not update the current Depreciation Report in the fiscal year April 1st, 2019 to March 31st, 2020. The report was prepared by Pacific Rim Appraisals Ltd. and received February, 2013.” It was moved by SL 3, seconded by SL19 and approved unanimously. This resolution will be brought to the AGM to be voted on by the owners.
- the existing Strata Council ends its term at the AGM and a new Council will be voted in. North Oaks is a self-run strata corporation and Council is comprised of volunteers. In assuming the responsibilities, North Oaks saves the corporation the cost of hiring a strata management company. Some Council members will be stepping down. Please take time to consider putting your name forward to serve on next year’s Council. The Chair will call for nominations at the AGM.

***** SAVE THE DATE: AGM IS ON WEDNESDAY, MARCH 20TH, 2019, 6:30 PM. LOCATION: KIWANIS MEETING ROOM *****

CORRESPONDENCE - SL 17:

- a) from Council to Telus and reply from Telus, re: wiring at SL 13;
- b) from Council, re: work to be done on fascia boards and drain caps;
- c) from SL 6 re: fly problem; from Council to SL 6 with information;
- d) from SL 20 re: notification re: installing west-facing window;
- e) from Council re: insurance documentation and to Council re: insurance documentation;

- f) from SL 13, notification of Telus visit;
- g) to Telus from Council, re: wiring to be done;
- h) to Council, insurance document;
- i) to Council, Credit Union survey;
- j) to Council, re: fascia work timeline;
- k) notice re: availability of salt to de-ice;
- l) from SL 6, update that flies are gone;
- m) from Credit Union, document.

FINANCIAL: SL 10:

a) January Statement:

Assets -	\$134 708.58
Beginning Bank Balance -	\$ 13 973.58
Deposit -	\$ 3 785.55
Total Withdrawal -	\$ 89.10
Bank Total -	\$ 17 670.03

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

b) 2019/2020 Budget Proposal:

Council Treasurer presented the proposed 2019/2020 budget and strata fees to be brought forward at the Annual General Meeting. Discussion followed. Motion: to approve the 2019/2020 budget and strata fees proposed by the Council Treasurer: moved by SL 3, seconded by SL 19, approved unanimously.

NEW BUSINESS:

a) Water Seepage - SL 10:

- Council will look into the situation and follow up accordingly.

b) Request for Window Installation - SL 18:

- Council will look into the bylaws;
- it will request the owner submit a detailed plan of alteration.

NEXT MEETING DATE: the next scheduled Strata Council Meeting will be held on Thursday, March 14th at 9:30 am in SL 22.

ADJOURNMENT: the meeting was adjourned at 12:05 pm. Moved by SL 4, approved.