

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Thursday, March 14th, 2019, 9:30 am
Location: SL 22

COUNCIL MEMBERS PRESENT: SL3, SL4, SL10, SL 17, SL18, SL19, SL22.

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

APPROVAL OF AGENDA: motion to approve Agenda: moved SL19, seconded SL4, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: February 7th, 2019. Motion to approve Minutes: moved SL10, seconded SL3, approved.

OLD BUSINESS:

a) Update on Lighting in the Complex - SL 3:

- outside electrical outlets - most of the work has been completed; electrician is continuing;
- replacement of globe lights - work has been completed but is an ongoing job as they burn out;
- lighting at entrances - a large reflector has been placed on the realtor signpost which is helping increase visibility; an electrician is scheduled to examine connections to the lights on the pillars.

b) Care of East Side Hedge at Unit 26 - SL 18: the work is pending.

c) Storage of Owners' Spare Keys- SL 18:

- steps are being taken to update security and paperwork regarding the storage of spare unit keys. Council will move forward with this at the next scheduled Council meeting.
- motion to purchase safe/security box: moved by SL4, seconded by SL22, approved.

d) Water Seepage - SL 10:

- the issue has been discussed and Council will proceed in the next Council year;
- a town engineer will be called in.

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

- Council responsibilities and meeting procedures were discussed and finalized.

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

f) Snow Removal - SL 18:

- the Town of Gibsons offered some service to help clear the outside sidewalks. A thank you note will be sent to acknowledge;
- the snow removal company plowed our driveways two times;
- a young man was hired to clear accumulated snow behind vehicles;
- Council wishes to thank the residents who shovelled walkways and offered help during our inclement weather.

CORRESPONDENCE - SL 17:

- a) insurance: receipt of estimated premium, letter to broker to reconsider increased premium, appraisal report, invoice, reply from broker re: increase, request from strata to redirect emails to strata address, receipt of insurance renewal proposal;
- b) snow information for residents: snow plow is scheduled, thank you for assistance and offer of help from residents, two notices of compost pickup, three responses from residents;
- c) from webmaster: two emails - invoice forthcoming, invoice attached;

- d) delivery of AGM Notice Papers: three emails, three phone calls and one mail-out to off-site residents;
- e) from electrician: request for information; reply with information;
- f) to residents regarding delivery of extra information for AGM; request from resident for an additional AGM packet;
- g) repair of gutter caps and fascias: three emails to repairman;
- h) notice to residents re: repairman will be on site; two responses;
- i) from realtor: request for forms and information.

FINANCIAL: SL 10:

a) February Statement:

Assets -	\$134 889.48
Beginning Bank Balance -	\$ 17 699.38
Deposit -	\$ 3 583.28
Total Withdrawal -	\$ 3 351.35
Bank Total -	\$ 17 931.31

Motion to approve the February Financial Statement: moved by SL3, seconded by SL10, approved.

b) Funds Transfer:

- discussion took place regarding the benefit of transferring funds to a savings account to gain interest;
- moved by SL3, seconded by SL19, to transfer \$10 000 from the Chequing account to the Plan 24 Savings account. Approved unanimously;

c) Insurance:

- a detailed analysis of the Renewal Proposal took place;
- coverage options were discussed at length;
- information will be brought forward to the Annual General Meeting.

NEW BUSINESS:

a) Lawn concerns - SL 18:

- the gardeners will be starting their work at North Oaks soon;
- some weed-filled areas of lawn need attention.

b) Upcoming Condominium Home Owners Assn. Seminar - SL18:

- registration for April's seminar has been tabled until the new Strata Council convenes.

c) Hot Water Tanks - SL 10:

- please check the age of your hot water tank... is it time to replace?

NEXT MEETING DATE: TBA. The next scheduled Strata Council Meeting will be determined by the newly-elected Council.

ADJOURNMENT: the meeting was adjourned at 11:59am. Moved by SL3, approved.

