

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, March 27th, 2019, 9:30 am
Location: SL 19

COUNCIL MEMBERS PRESENT: SL 3, SL 10, SL 17, SL 19, SL 22. Regrets SL 16.

DELEGATION OF COUNCIL POSITIONS:

- President (Chair) - SL 22
- Vice President - SL 19
- Treasurer - SL 10
- Secretary - SL 17
- Members-at-Large - SL 3, SL 16.

OPENING OF MEETING: the meeting was called to order at 9:40 am by Chair SL 22.

APPROVAL OF AGENDA:

- a fencing update was added to the Agenda;
- motion to approve Agenda: moved SL 10, seconded SL 3, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: March 14th, 2019. Motion to approve Minutes: moved SL 19, seconded SL 3, approved.

OLD BUSINESS:

- a) **Attendance at the April 10th CHOA Seminar in Sechelt - SL 22:** two Council members will attend.
- b) **New Security Measures for Spare Unit Keys - SL 22:** Council will shop for a lock box / safe.
- c) **Fencing - SL 3:** repairs around the complex are ongoing.
- d) **Pest Control - SL 3, SL 17:**

Note: Control of pests within a strata lot is the owner's responsibility.

- **rodents:** as we tackle Spring cleaning around our homes, now is the time to check for evidence of rodents. Vents: crawl space vents are located in the front of the home, the side (if applicable) and in the back. Check that the louvres are open to ensure good air circulation. Inspect the screens behind the louvres to make sure they are intact. Any tear or hole in the building exterior is an opportunity for rodents. Crawl space: check for evidence and possible entry points.
- **ants:** if you notice ants in your home, treat them right away.

CORRESPONDENCE - SL 17:

- from realtor, request for forms;
- from SL 22, SL 21, notice of rodents in crawl space;
- from realtor, questions re property for sale;
- from Council, answers for realtor;
- to Town of Gibsons, thank you for clearing sidewalks alongside complex,
- to SL 26 and from SL 26 regarding hedge to be trimmed;
- to outside repairman, confirming timeline for jobs to be done;
- from and to SL 24, regarding AGM packet and strata ownership;
- to outside repairman, regarding tools and work to be done;

- from SL 20, regarding joist damage;
- from and to SL 14, regarding ants in strata unit;
- from SL 24, acknowledgement of SL 9's transportation help;
- from SL 23, notification of interior work to be done and poor condition of lawn;
- from SL 15, notification of faulty lock on sliding patio door.

FINANCIAL: SL 10:

- since it is not yet month end, there is no statement for March. It will appear in the next meeting's Minutes.
- a reminder will be sent out regarding payment of strata fees, due March 31st.

NEW BUSINESS:

a) Amended Bylaws and New Bylaw - SL 22:

- Council is moving forward with the process of updating the North Oaks pet bylaws, as was voted on and passed at the recent Annual General Meeting.

b) Gardening - SL 10:

- the gardeners have resumed their weekly maintenance of the grounds;
- grass will be cut every second week; other work will be done on the week in between;
- Council recognizes that there are areas of lawn filled with moss and weeds and are making lawn improvement a priority;
- Council proposes a purchase of lawn soil, lawn seed, lime and fertilizer for the gardeners to use;
- the gardeners will be working to improve front areas first.

Motion: for Council to purchase above-mentioned supplies for lawn repairs. Moved SL10, seconded SL 3, approved.

NEXT MEETING DATE: the next scheduled Strata Council Meeting will be Wednesday, May 1st, at 9:30 am at SL 22.

ADJOURNMENT: the meeting was adjourned at 11:05 am. Moved by SL 19, approved.