

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, May 1st, 2019, 9:30 am
Location: SL 22

COUNCIL MEMBERS PRESENT: SL 3, SL 10, SL 16, SL 17, SL 19, SL 22.
GUEST OWNER PRESENT: SL 2.

OPENING OF MEETING: the meeting was called to order at 9:32 am by Chair SL 22.

APPROVAL OF AGENDA:

- suggestion to move New Business c) to be first item of business;
- addition of Garage Sale and Spring Work Party items to New Business;
- motion to approve Agenda with above changes: moved SL 10, seconded SL 16, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: March 27th, 2019. Motion to approve Minutes: moved SL 19, seconded SL 10, approved.

OLD BUSINESS:

a) Maintenance - SL 3:

- update on entrance lighting - an electrician, using a tracer, has inspected the North Road entrance connections and has not been able to locate the problem. Council is now looking into non-electrical ways to improve night-time visibility at the entrance;
- fencing repairs - are ongoing around the perimeter of the complex;
- outdoor electrical outlet, SL 22, is in need of repair.

b) Storage of Owners' Keys Update - SL 22:

- a lock box has been purchased and new security measures are in place.

c) Pest Control - SL 22:

- the work on the crawl spaces of SL 21 and SL 22 has been completed. The rodents' entry hole has been filled and covered with a metal plate;
- pest control recommends that the space between the building and the deck be covered with weather stripping to prevent the wood from rotting;
- Council continues to be pro-active in controlling pests on Common Property.

d) Home Inspection Completed - SL 22, SL 10:

- all recommendations/repairs noted in the September, 2018 report have been acted on and are complete to date.

CORRESPONDENCE - SL 17:

- a) to SL 14, recommending to contact pest control;
- b) to SL 9, acknowledging help transporting SL 24 to AGM;
- c) to residents, reminder to submit strata fee cheques;
- d) from SL 14, SL 5 - inquiries re: strata fees;
- e) from SL 14 and to SL 14, question and answer re: building an outdoor structure;
- f) to SL 10 from insurance company - update on renewal;
- g) from SL 19, request for sliding rear door repair;
- h) from SL 15, notification of faulty lock repair;
- i) from SL 1, inquiry as to AGM Minutes delivery;
- j) from realtors re: sale of SL 20 - 5 requests for information;
- k) from SL 3, notification of building an outdoor structure;
- l) from insurance company - renewal documents and invoice;
- m) to residents - notification of lawn seeding work to begin. Also included, a thank you for owners' donations of landscape plants and money to cover labour costs;
- n) from SL 24 and SL 6, responses of support and request for more info re: landscaping;
- o) from SL 4, a request for repair of downspout;
- p) from SL 22 to repairman, and repairman's response re: downspout;

- q) to SL 6, response re: garden and landscaping work;
- r) from Sunshine Coast Credit Union, survey;
- s) from Notary Public, strata bylaw amendment information and invoice;
- t) to residents, request to help water newly seeded grass;
- u) from new owner SL 20, inquiry re: painting fences; and response from Council;
- v) from and to new owner SL 20, information re: strata fees;
- w) from Webmaster, inquiry as to clearing some items from the strata website;
- x) from SL 21, request to repair outside tap;
- y) from SL 24, request for new lawn to be watered.

FINANCIAL: SL 10:

a) March Statement:

Assets - Savings and Contingency -	\$134 889.48
Assets - Short-term Savings -	\$ 10 000.00
Beginning Bank Balance -	\$ 21 112.24
Deposit -	\$ 3 393.58
Total Withdrawal -	\$ 3 642.78
Transferred to Savings	\$ 10 000.00
Bank Total -	\$ 10 863.04

*Motion to approve the March Statement as presented: moved SL 10, seconded SL 03, approved.

b) April Statement:

Assets - Savings and Contingency -	\$134 889.48
Assets - Short-term Savings -	\$ 10 000.00
Beginning Bank Balance -	\$ 10 863.04
Deposit -	\$ 25 751.80
Total Withdrawal -	\$ 22 229.13
Bank Total -	\$ 14 385.71

*Motion to approve the April Statement as presented: moved SL 10, seconded SL 16, approved.

NEW BUSINESS:

a) Bylaw Amendment Update - SL 19:

- the process of amending the pet ownership part of Bylaw 3 is well underway;
- the changes have been filed in the Land Registry Office;
- Council is working towards the completion of the process.

b) Report on CHOA (Condominium Home Owners' Association) Seminar - SL 22, SL 16:

- among the items reviewed were maintenance tracking and insurance policies;
- scenarios were presented to provide guidance to Councils.

c) Electric Car Charging Station - SL 2:

- SL 2 submitted a request for the installation of an electrical vehicle charging station within the strata lot;
- Council and SL 2 discussed the requirements of the installation, including owner responsibility and the submission of an Alteration Agreement to strata;
- Council was satisfied all requirements would be met and, upon review of the Alteration Agreement, is prepared to approve the request.

d) Smoke Alarms Check - SL 22: to be scheduled later in the year.

e) Garage Sale - SL 22:

- date to be announced.
- a notice will be sent to residents once the date is determined.

f) Spring Cleaning Work Party - SL 22:

- Friday, May 17th;
- a notice will be sent to residents.

NEXT MEETING DATE: the next scheduled Strata Council Meeting is to be announced.

ADJOURNMENT: the meeting was adjourned at 11:50 am. Moved by SL 10, approved.

