

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, May 29th, 2019, 9:30 am
Location: SL 22

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

GUEST OWNERS PRESENT: SL 14, SL 23.

OPENING OF MEETING: the meeting was called to order at 9:33 am by Chair SL 22.

APPROVAL OF AGENDA:

- under New Business, suggested addition of appointment of new Council Members;
- under New Business, suggested addition of appointment of new Council President;
- under New Business, suggested additions of Work Party and Bylaw items;
- motion to approve Agenda with additions: moved SL 10, seconded SL 16, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: May 1st, 2019. Motion to approve Minutes: moved SL 10, seconded SL 19, approved.

OLD BUSINESS:

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

- the Emergency Key Storage Box is in a secure place. Two Council members have access to it. To all owners who have not filled out the form regarding their keys, please do so. Extra forms are available. Please return completed forms to SL 19 as soon as possible. And if you were not home to have the key check done, please telephone SL 19 to make arrangements. Thank you.

b) Pest Control - SL 22:

- residents are responsible for dealing with pest problems on their strata lot;
- if the expectation is that strata should pay, please notify Council before any action is taken.

CORRESPONDENCE - SL 17:

- from SL 2 re: application for electric vehicle charging station;
- from SL 12 re: flooding in unit;
- from SL 18: stain on cement from dripping vehicle to be cleaned up;
- to SL 2: Council has approved electric vehicle charging station;
- from notary, three requests re: sale of SL 20;
- to residents: notices of Garage Sale and Spring Cleaning Work Party;
- from SL 24: offer of refreshments and Council's acknowledgement of offer;
- from SL 24: suggestion of honorarium be given to Council Executive;
- to SL 24: advising such policies be brought forth for discussion at an AGM;
- from webmaster, requesting information; reply from Council;
- to CHOA advisor: requesting information on installing a new strata council president;
- from CHOA advisor: information included;
- from SL 24: requesting fire alarm information;
- from SL 1: information re: a product useful for cleaning building exteriors;
- from SL 1 re: patio screen door repair;
- to cleaner: request for quote to do work on exteriors; reply from cleaner;
- to residents: distribution of revised North Oaks By-laws;
- from SL 1: inquiry regarding North Oaks Rules;
- to residents: notice of checking unit keys for emergency use and a thank you for work party help and gardening contributions;
- to residents: letter of resignation from Strata Council President and CHOA information on how to proceed;
- from SL 2 re: electric vehicle charging station;
- to residents, advising of cleaner on site next day;
- from SL 5 re: delivery of notices;
- from SL 3 re: filling Council President's position.

FINANCIAL - SL 10:

May Statement (to May 29th, 2019):

Assets - Savings and Contingency -	\$131 484.87
Assets - Short-term Savings -	\$ 15 164.87
Beginning Bank Balance -	\$ 13 899.45
Deposit -	\$ 3 333.95
Total -	\$ 17 233.40

Total Withdrawal (expenses)	\$ 4 418.18
Bank Total -	\$ 13 815.22 +/-

Owner Donation for Garden Improvement -	\$2 000.00
Replanting, Trees, Bushes, Plants, Fertilizer -	\$1 309.52
Balance Remaining for Garden Improvement -	\$ 690.48

Motion to approve the May Financial Report as presented: moved SL 3, seconded SL 16, approved.

NEW BUSINESS:

a) Appointment of New Council Members:

- the outgoing President appealed to strata owners to join Council;
- two owners, SL 14 and SL 23, responded;
- a majority vote was held by Council and SL14 and SL 23 were appointed unanimously;
- effective June 1st, 2019, Council welcomes these new members and thanks them for coming forward.

b) Replacing the Council President:

- following the announcement of the intended resignation of the Council President, a replacement President was needed;
- SL 3 came forward to volunteer to assume the President's duties;
- a majority vote was held by Council and SL 3 was appointed unanimously;
- effective June 1st, 2019, SL 3 will serve as Council President for the remainder of the term. Council sincerely thanks SL 3 for assuming this position.

c) Garage Sale:

- it was a beautiful day and hopefully everyone did well and had a good time;
- fewer people turned out this year;
- it was suggested the event be held every second year;
- owners will be surveyed in advance to determine the level of interest.

d) Spring Work Party:

- the work went well;
- a big thank you to all the residents who donated labour, lunch and supplies. It was a team effort that reflected our fine community spirit;
- some areas were out of reach to the ground crew; Council has hired a cleaner to do those areas.

e) Bylaws:

- the North Oaks Revised Bylaws have been completed and distributed to owners.

MESSAGE FROM THE OUTGOING PRESIDENT:

I want to thank all the owners in VAS 2893 Strata for making my time on Council very easy and enjoyable. We will be living here for a while until the renovations are done at our new residence.

SL 22

** On behalf of the North Oaks Strata, Council sincerely thanks SL 22 for years of dedicated service.**

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

ADJOURNMENT: the meeting was adjourned at 10:43 am. Moved by SL 3, approved.

