

**STRATA COUNCIL MEETING**  
**VAS 2893 North Oaks**  
**Wednesday, July 17th, 2019, 9:30 am**  
**Location: SL 19**

**COUNCIL MEMBERS PRESENT:** SL 3, SL 10, SL 14, SL 16, SL 17, SL 19, SL 23.

**OPENING OF MEETING:** the meeting was called to order at 9:28 am by Chair SL 3.

**APPROVAL OF AGENDA:**

- addition of two items for Correspondence and one item for Old Business;
- motion to approve Agenda: moved SL 10, seconded SL 16, approved.

**APPROVAL OF COUNCIL MEETING MINUTES OF:** May 29th, 2019. Motion to approve Minutes: moved SL 10, seconded SL 14, approved.

**OLD BUSINESS:**

**a) Rotting wood inspection results - SL 10, SL 3:**

- superficial damage found in Units 20,21; no pest damage found in Unit 14;
- motion to proceed with contracted work in the foreseeable future (removal of rotten wood, sealing, flashing repair): moved SL 10, seconded SL 14, approved unanimously;

**b) Pest control work update - SL 10, SL 3:**

- work was redone to eradicate the ant colony in common property garden planter near Unit 14;

**c) Siding cleaning update - SL 10, SL 3:**

- the cleaner was able to reach areas inaccessible from the ground; very good results were achieved;

**d) Light fixtures and sign at North Road entrance - SL 3:**

- the light fixtures were once again vandalized. Also, no electrical connection has been found despite several attempts by electricians over the last few months;
- Council has decided that no more effort and cost will be devoted to providing lighting at the entrance. With the placement of large reflectors and new yellow curbs preventing cars parking closely, Council feels that ingress and egress has been improved;
- the sign bearing our name and street number was also vandalized, torn off and damaged. It is being repaired and will be refastened shortly;

**e) Yellow curbs - SL 3:** the Town has completed the work on the yellow curbs on both sides of the North Road entrance;

**f) Drainage grate - SL 3:** the grate in front of Units 15 and 16 is dislodged because of damaged cement. Repair to the cement will be done shortly.

**CORRESPONDENCE - SL 17:**

- notice to three units that exterior cleaning not finished;
- from SL 1, request for info re: siding cleaning and telephone list; reply from Council;
- from Webmaster, invoice for bylaws work;
- to residents, updated telephone list;
- to contractor and from contractor, arranging for siding cleaning, wood rot inspection and pest control services;
- from contractor, invoice;
- from SL 22, notification of guest car parked short-term;
- from contractor, date booked for pest control;
- to residents, notice that siding cleaning is continuing;
- from contractor, follow-up on cleaning service;
- from SL 22, notice of guests staying on premises;
- from SL1, request to be notified beforehand of workers in back yard. *Note: Council agrees that owners should have prior notification, and, going forward, will make every effort to relay this to workers being hired for specific jobs.*
- from siding cleaning contractor: estimate for job; reply from Council.

## FINANCIAL - SL 10:

### a) Deletion and addition to the signing authority at SCCU:

- it is necessary to update/change the Signing Authority at the Credit Union;
- **Motion:** Moved to change the Signing Authority of VAS 2893 North Oaks at the Sunshine Coast Credit Union by deleting the names from SL 18 and SL 8 and adding the name from SL 19.  
Moved by SL 10 and seconded by SL 14, approved unanimously.

### b) Consent to transfer money to the Contingency Fund:

- motion to transfer \$10 000 to the Contingency Fund at this time - moved SL 23, seconded SL 3, approved unanimously.

### c) Monthly Statement:

#### June Statement (to June 30th, 2019):

Assets - Savings and Contingency -	\$131 753.43
Assets - Short-term Savings -	\$ 15 183.88
Beginning Bank Balance -	\$ 14 051.40
Deposit -	\$ 5 199.36
Total -	\$ 19 250.76

Total Withdrawal (expenses)	\$ 4 280.21
Bank Total -	\$ 14 970.55

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 June Financial Report as presented: moved SL14, seconded SL 16, approved unanimously.

## NEW BUSINESS:

### a) Tree upkeep and care - SL 3:

- a worker will be hired to trim the limbs of several trees in the complex;
- the work will be done August to September and a notice will go out beforehand to let residents know;
- please remember, along with your flowers and shrubs, the trees also need watering. According to the current water restrictions, hand watering from a tap, and using an on/off nozzle on a hose, is allowed between 7am and 8am any day, and grey water is allowed anytime. Thank you.

### b) Repairs to the baseboard of SL 1 sliding glass door - SL 3: the repair is scheduled to be done;

### c) Drips from vehicles onto cement - SL 17:

- drips from vehicles can damage the cement. If your vehicle, or a vehicle belonging to someone associated with you, is leaking fluid onto the cement, it is your responsibility to clean it up. Thank you.

### d) Planned B.C. Hydro power outage - SL 17:

- residents have received information in the mail from B.C. Hydro about the outage July 22nd;
- Council will send out a reminder the day prior.

**NEXT MEETING DATE:** the next scheduled Strata Council Meeting is Wednesday, September 11th, 9:30 am at SL 10.

**ADJOURNMENT:** the meeting was adjourned at 10:56 am. Moved by SL 14, approved.

