

**STRATA COUNCIL MEETING**  
**VAS 2893 North Oaks**  
**Wednesday, Sept. 11th, 2019, 9:30 am**  
**Location: SL 10**

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

**OPENING OF MEETING:** the meeting was called to order at 9:31 am by Chair SL 3.

**APPROVAL OF AGENDA:**

- motion to approve Agenda: moved SL 23, seconded SL 19, approved.

**APPROVAL OF COUNCIL MEETING MINUTES OF:** July 17th, 2019. Motion to approve Minutes: moved SL 19, seconded SL 14, approved.

**OLD BUSINESS:**

**a) Transport Truck Again Using Our Premises - SL 10:**

- the problem of large transport trucks using our Kiwanis Road entrance has arisen again;
- action: send another letter to the company, insisting the practice be stopped;
- the situation will be monitored and reported on at the next Council meeting.

**b) Status of Signing Authority Changes - SL 19:**

- Council has proceeded with changing the signing authority to include the current Vice President but has not yet received authorization;
- action: an inquiry into the delay will be made.  
*[Update: the authorization was received the next day]*

**c) Grounds Maintenance - SL 3:**

- discussion was opened regarding the condition of the complex grounds. Items included those relating to the gardeners' responsibilities and those involving hired personnel;
- gardeners' responsibilities: hedges, lawns, vegetation in the cement cracks and expansion joints, invasive plants. It was noted that some dissatisfaction has been expressed regarding the recent trimming of the hedges and it was agreed that overall service has generally declined;
- action: Council approved a letter to be sent to the gardeners detailing our concerns;
- tree trimming: jobs to be done include removing root balls and certain trunks as well as general trimming;
- action: Council will hire a tree trimmer to complete the work;
- drainage grate in front of SL 15 and SL 16: the repair has been completed;
- fallen latticework on SL 14's fence: the repair will be seen to;
- gutter overflowing at the back of SL 17: the problem is recurring. Downspouts will be checked for blockage and the situation will be monitored;
- roof of central shed: there is moss on the rooftop and the paint on some fascia boards is peeling;
- action: moved by SL 19 and seconded by SL 14 that a handyman be hired to do a few odd jobs around the complex. Approved.

**CORRESPONDENCE - SL 17:**

- from SL 1, thanking Council's efforts to notify residents in advance of workers in back yards;
- from B.C. Hydro, asking for help with another strata complex; reply that we could not help;
- to residents, reminder of power outage;
- to and from contractor regarding siding and woodrot repairs along backs of SL 20 - SL 22; multiple emails contained details of work to be done, invoices and payment receipts;
- from Sunshine Coast Credit Union, survey;
- from SL 14, complaint of nuisance cat in back yard;

- to residents, notice of wandering cats on premises and reminder to review pet bylaw; SL 18 and SL 4 acknowledging information;
- from SL 1, complaint regarding excessive trimming of hedges;
- to residents, stating situation regarding roaming resident cats has been dealt with;
- to residents, reminder of power outage; subsequent notice re: cancellation of outage;
- from person associated with SL 24, request to hold estate sale; approval given;
- from SL 25, requesting letter of approval to make modifications to bathroom;
- from social network company, request to add our strata's website to their site; Council denied request;
- from SL 14, request to repair fallen lattice fencing;
- from SL 14, report of nuisance cat returning to back yard;
- from SL 17, report of backyard gutter overflowing;
- from SL 18, notification that the Thanksgiving Food Drive is again being held.

**FINANCIAL - SL 10:**

**Monthly Statement: July 1st to August 30th, 2019:**

Assets - Savings in Contingency Fund -	\$131 852.72
Assets - Transferred Payment to Contingency Fund -	10 000.00
Assets Total -	\$141 852.72

Short-term Savings -	\$15 193.55
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Beginning Bank Balance -	\$7 083.13
Deposit August 8th, 2019 -	3 964.84
Total -	\$11 047.97

Total Withdrawal (expenses)	\$2 412.36
Bank Total -	\$8 635.61

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 Financial Report as presented: moved SL 23, seconded SL 14, approved unanimously.

**NEW BUSINESS:**

**a) Request for Renovations at SL 25:**

- a request was received for Council to write a letter of approval for the owner to modify the bathroom. Approval was granted.
- action: a letter of approval will be written.

*\*\*\* A hearty thank you to SL 3 for hosting a lovely get-together on August 9th. Much appreciated! \*\*\**

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

**ADJOURNMENT:** the meeting was adjourned at 11:26 am. Moved by SL 14, approved.

