

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Friday, Nov. 8th, 2019, 1:00 pm
Location: SL 3

COUNCIL MEMBERS PRESENT: SL3, SL10, SL16, SL17, SL19, SL23. Regrets SL14.

OPENING OF MEETING: the meeting was called to order at 1:02 pm by Chair SL 3.

APPROVAL OF AGENDA:

- motion to approve Agenda: moved SL19, seconded SL23, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: September 11th, 2019. Motion to approve Minutes: moved SL10, seconded SL19, approved.

OLD BUSINESS:

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

- a letter was sent to the company, again requesting drivers to stop using our driveway;
- the situation appears to be remedied.

b) Gardener - SL 3, SL 10:

- the gardening company has undergone a name change; the contract has been renewed and signed under the new name;
- a notice will go out informing residents of the gardeners' last scheduled day before winter break.

c) Grounds Maintenance - SL 3:

- lights - an electrician has repaired/replaced the lights and sockets that were faulty. Unit 9 remains to be done;
- irrigation to plants on North Road - the control valves have been switched off and winterized;
- trees trimmed - the work on common property trees has been completed.

d) Cats At Large - SL 3:

- it is noted that the problem of wandering resident cats has improved;
- a few non-resident cats are still around.

CORRESPONDENCE - SL 17:

- to residents, notifying tree trimmer on site;
- to gardeners, letter regarding level of service;
- from SL1, inquiry regarding tree trimmer;
- to B.C. Home Adaption for Independence, letter of approval regarding SL25;
- to transfer company, letter regarding use of North Oaks driveway;
- from Sunshine Coast Credit Union, regarding new website;
- from SL1, inquiry regarding North Oaks website;
- to Condominium Home Owners Association (CHOA), seeking advice on changing name on contract;
- from CHOA, advising;
- from SL15, requesting permission to install an outdoor ramp; permission granted;
- from webmaster, invoice;
- from contractor, invoice for replacing lights and sockets.

FINANCIAL - SL 10:

Monthly Statement: to September 30th, 2019

Assets - Savings in Contingency Fund -	\$142 027.43
Short-term Savings -	\$ 15 203.23

Beginning Bank Balance -	\$6 717.92
Deposit - September, 2019 -	\$3 630.88

Total -	<u>\$10 348.80</u>
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Total Withdrawal (expenses) -	\$3 900.66
Bank Total -	\$6 448.14

Balance Remaining for Garden Improvement	\$690.48
Used for Tree Service -	-690.48

Monthly Statement: to October 31st, 2019

Assets - Savings in Contingency Fund -	\$142 027.43
Short-term Savings -	\$ 15 212.60

Beginning Bank Balance -	\$6 494.30
Deposit - October, 2019 -	\$4 781.17

Total -	<u>\$11 275.47</u>
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Total Withdrawal (expenses) -	\$2 758.36
Bank Total -	\$8 517.11

- Motion to approve the Financial Report as presented: moved SL23, seconded SL16, approved.

NEW BUSINESS:

a) Problem with Underground Fiber-Optic Line - SL3, SL19:

- an attempt to connect an underground Fiber-Optic line to SL19 failed. The reason has not been verified but a blockage in the conduit is suspected;
- follow-up testing will take place.

b) Notice to Disconnect Hoses, Shut Off Outdoor Water Taps etc. - SL3:

- the annual reminder for winter preparations will go out to residents soon.

c) Bathroom Modifications - SL3:

- when renovating bathrooms, please ensure a qualified person does the work. Water damage is costly.

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

ADJOURNMENT: the meeting was adjourned at 2:45 pm. Moved by SL23, approved.

