

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, September 16th, 2020, 9:30 am
Location: SL 3

COUNCIL MEMBERS PRESENT: SL3, SL10, SL14, SL17, SL19, SL 23. Regrets SL16.

OPENING OF MEETING: the meeting was called to order at 9:30 am by Chair SL 3.

APPROVAL OF AGENDA: motion to approve Agenda: moved SL 19, seconded SL 23, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: July 8th, 2020. Motion to approve Minutes: moved SL 14, seconded SL 23, approved.

OLD BUSINESS:

a) Maintenance - SL 3:

- report of water damage in SL1 originating from rooftop; repairs have been made;
- PRV replacements throughout the complex have been done, with some residents reporting a slight drop in water pressure. Council tested a few units with a gauge and found all were within a normal water pressure range;
- a small sinkhole has formed in the cement in front of SL16 and SL17; repairs will be made;
- larger cement repairs slated for the complex have been deferred until next year. Unforeseen expenses have used up a portion of our budget;
- trees have been trimmed and the dead tree near SL 22 has been removed. In its place, an overgrowing tree from SL 24 was replanted there;
- Council continues to research roofing contractors and obtain quotes for roofing and replacing skylights.

b) Lawn and Garden - SL 19, SL 10:

- Council discussed the work that has been done to date by our gardeners. Items of mention were the quality of the lawn cutting, weeding, hours of operation, noise level and flower bed maintenance. The evaluation will continue.

c) Bylaw Review - SL 14, SL 23:

- two Council members will attend the virtual CHOA (Condominium Home Owners' Association) seminar next month to assist in reviewing our current bylaws. They will present their findings at the next meeting.

CORRESPONDENCE - SL 17:

- from CHOA: registration notice for seminars;
- from The Sunshine Coast Credit Union: four information bulletins;
- from realtors and law firm: four requests for forms and information; responses provided for each;
- from webmaster: invoice;
- from webmaster: information regarding necessary changes to website structure, requesting go-ahead; go-ahead given;
- from SL18: inquiry regarding Pressure Regulating Valve (PRV) notice from Town of Gibsons;
- from building maintenance contractor: invoice for work done;
- to residents: notice of PRV inspections to take place;
- from SL 20, SL 24: requests for information regarding PRV inspection; responses given to each;

- from SL18, SL 25: inquiries regarding PRV inspection schedule; responses given to each;
- to residents: notice of rescheduled PRV inspections to take place;
- from SL 24: pet registration form submitted;
- from grounds maintenance contractor: estimate of service;
- from SL 12: information regarding absence;
- to residents: notice of further rescheduling of PRV inspections;
- from SL 24: information regarding access for PRV inspection;
- from SL 22: contact information;
- from SL 24: inquiry regarding temporary parking; response given;
- to residents: notice confirming PRV inspections to take place;
- from SL 22: inquiry regarding removal of satellite dish, inquiry regarding PRV inspections, request for maintenance repairs, inquiry regarding grounds clean-up; responses given to each;
- from webmaster: invoice for website restructuring.

FINANCIAL REPORT - SL 10:

a) Statement from July 1st to August 30th, 2020:

Assets - Savings in Contingency Fund -	\$179 558.89
Short-term Savings -	5 260.22
	\$184 819.11
Beginning Bank Balance -	\$11 182.20
Deposit - July, 2020 -	4 368.97
August, 2020	3 789.10
	100.00
	\$19 440.27
Expenses - July, August, 2020:	
Bank surcharge -	16.00
Gardener Maintenance -	945.00
	945.00
	945.00
	945.00
B.C. Hydro -	104.00
L. Mosolanczki	515.00
Website -	75.00
Prev. Maintenance-	200.00
Tree Trim, Removed Tree-	725.00
	\$5 415.00
Bank Total -	\$14 025.27

b) Additional Financial Business:

- bills are coming in for recent unforeseen expenses, causing a strain on the working budget;
- Council Treasurer requested permission to contact the Credit Union by letter to give direction to the term deposit which is coming up for renewal. Moved by SL 19 and seconded by SL 23, permission was unanimously given.

c) Motion to Approve Financial Report as Presented:

- moved by SL 23, seconded by SL 14, approved.

NEW BUSINESS:

a) Welcome to New Residents - SL 17:

- on behalf of the entire North Oaks community, we extend a warm hello to our new residents in SL 1, SL 22 and SL 24. Welcome to you!

b) Telephone List Update - SL 17:

- an updated telephone list will be hand-delivered to each resident soon.

c) Condominium Insurance- SL 3, SL 10:

- two recent news articles - in the Vancouver Sun dated August 2nd and by The Canadian Press dated September 13th - cited “best terms pricing” practices used by insurers, skyrocketing premiums, and regulatory changes that B.C. will enact on November 1st to bring more transparency to insurance rates;
- Council discussed these articles and their implications;
- Council reviewed the steps that were taken to keep our premium for this year’s renewal as low as possible. It was agreed that North Oaks achieved a good result.

e) Dryer Vent Cleaning - SL 10:

- a complex-wide cleaning of the dryer vents is scheduled for next year.

NEXT MEETING DATE: the date and location of the next Strata Council Meeting are to be announced.

ADJOURNMENT: the meeting was adjourned at 11:40 am. Moved by SL 10, approved.