

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Thursday, November 5th, 2020, 9:30 am
Location: Royal Canadian Legion, Gibsons

COUNCIL MEMBERS PRESENT: SL3, SL10, SL14, SL16, SL17 (remotely), SL19, SL23.

OPENING OF MEETING: the meeting was called to order at 9:30 am by Chair SL3. The Chair thanked The Legion for the use of the meeting space.

APPROVAL OF AGENDA: motion to approve Agenda: moved SL23, seconded SL14, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: September 16th, 2020. Motion to approve Minutes: moved SL10, seconded SL19, approved.

OLD BUSINESS:

a) Maintenance -

- grounds - SL 19: the current company is doing a good job with lawns and edging. Some jobs have yet to be completed before the end of the contract. **Note: the gardener's last day is Tuesday, November 24th, which will be the last day for green waste removal;**
- fencing - SL 3: work around the complex is ongoing. Needing attention are: the divider fence between Units 15 and 16, the back fence of Unit 16 and the gate of Unit 19;
- tree concern at Unit 14 - SL 3, SL 14: the maple in the back yard will be monitored for new growth in the Spring. If none is apparent, the tree will be removed;
- glass issues - SL 3: sliding doors at Units 18 and 24, window repair at Unit 22: the repairs are partially done and ongoing;
- roofing update - SL 3: repair to Unit 1's damaged roof is complete;
- invoice received for PRV replacements - SL 3: the invoice was lower than the quoted estimate. Council is pleased with the quality and cost of the work done.

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

- The current gardener's contract terminates at the end of November. Council discussed options for the new season in 2021. Another company's proposed contract was found to be comprehensive and favourable. A motion to accept it was put forth by SL14, seconded by SL16. The motion was approved unanimously.

CORRESPONDENCE - SL 17:

- to SL 22, notification of glass repair to take place;
- to Condominium Home Owners' Assn.(CHOA), membership information;
- from SL 14, regarding ailing maple tree in back garden;
- from Northwoods Strata, regarding hedge bordering North Oaks;
- to residents, reminder to check smoke alarms and replace batteries, if needed;
- to residents, distribution of updated telephone list;
- to residents, reminders regarding outside hoses, parking on grass and oil dripping from vehicles;
- from Sunshine Coast Credit Union, invitation to online forum.

FINANCIAL REPORT - SL 10:

a) Statement from September 1st, 2020 to October 31st, 2020:

Assets - Savings in Contingency Fund -	\$179 558.89
Short-term Savings -	5 260.87
TOTAL ASSETS:	<hr/> \$184 819.96

Beginning Bank Balance -	\$13 800.27
Deposit - September, 2020 -	6 653.96
October	315.22
	5 994.95
	<hr/>
Chequing Balance	\$26 764.40

Expenses - September, October, 2020:

Bank surcharge -	16.00
Gardener Maintenance -	945.00
	945.00
	945.00
	945.00
B.C. Hydro -	104.00
L. Mosolanczki	295.00
Website Rebuild -	520.00
Bldg. Maintenance Unit 1- CHOA	2 548.73
Petty Cash	100.00
Water Pressure Valves	50.00
Water Pressure Valves	4 729.22
	122.00
TOTAL EXPENSES	<hr/> \$12 264.95

Bank Total - \$14 499.45.

b) Motion to Approve Financial Report as Presented:

- moved by SL23, seconded by SL16, approved.

NEW BUSINESS:

a) Report of CHOA Zoom Webinar Series - SL 14, SL 23:

- SL14 and SL23 attended three sessions virtually - "Insurance and Deductibles", "Accessibility Accommodation, Human Rights" and "Risk Management and Maintenance". The sessions provided a great deal of useful information. SL14 and SL23 shared major points and recommended ways of incorporating them, going forward.

b) Bylaw Review Update - SL 14, SL 23:

- Council is continuing to look into and clarify the age restriction policy of North Oaks;
- a bylaw regarding smoking is not being considered this year.

NEXT MEETING DATE: the next Council Meeting is scheduled for 9:30 am, Wednesday, January 13th, 2021, at the Royal Canadian Legion.

ADJOURNMENT: the meeting was adjourned at 11:20 am. Moved by SL14, approved.