

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, January 13th, 2021, 9:30 am
Location: Royal Canadian Legion, Gibsons

COUNCIL MEMBERS PRESENT: SL3, SL10, SL14, SL16, SL19, SL 23, SL17 (electronically)

OPENING OF MEETING: the meeting was called to order at 9:45 am by Chair SL3.

APPROVAL OF AGENDA: motion to approve Agenda: moved SL10, seconded SL 23, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: November 5th, 2020. Motion to approve Minutes: moved SL10, seconded SL 16, approved.

OLD BUSINESS:

a) Maintenance Updates - SL3:

- fencing - work is ongoing for fence dividing Units 15 and 16; Unit 14 post needs replacement;
- tree roots at Units 1 and 19 require professional assessment and probable removal;
- glass repairs at Units 18, 22 and 24 have been delayed because of supply problems. *Update: supply has just arrived and work will be done soon.*

CORRESPONDENCE - SL 17:

- from Sunshine Coast Credit Union (SCCU), request for feedback;
- from law firm, request for information and signatures on realty documents;
- from website manager, invoice;
- from insurance appraisers, holiday greetings;
- from SL22, request for glass repair information; SL3 reply regarding supply problem;
- from outdoor lighting repairman, invoice;
- from SL3, notice to SL22 that glass repair to be done soon.

FINANCIAL REPORT - SL 10:

a) Statement from November 1st, 2020 to December 31st, 2020:

Assets - Savings in Contingency Fund -	\$181 223.12
Short-term Savings -	5 262.19

TOTAL ASSETS:	<hr/> \$186 485.31
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Beginning Bank Balance -	\$13 774.45
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Deposit - November, 2020 -	4 104.58
December, 2020 -	4 154.58

Chequing Balance	<hr/> \$22 033.61
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Expenses - November, December, 2020:

Bank surcharge -	16.00
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Gardener Maintenance -	945.00
	945.00
Website -	75.00
Young Industries Inc. -	313.95
Room Rental -	35.00
TOTAL EXPENSES	<u>2 329.95</u>

Bank Total - \$19 703.66

b) Motion to Approve Financial Report as Presented:

- moved by SL23, seconded by SL14, approved.

NEW BUSINESS:

a) Maintenance - SL 3:

- Unit 1 roof water damage - strata approved partial payment of repairs;
- leaf removal on North Road and Kiwanis Way - was taken care of by SL10 and SL 3;
- common area garden - SL20 has kindly volunteered to advise Council on the upkeep of the garden beds in the coming year. Any ideas you may have are also welcome.

b) Welcome Notice for New Residents - SL 17:

- Council has approved a welcome notice to be given to future new residents which will contain information (website address etc.) to help with the settling in process.

c) AGM 2021 Preparation - SL 3 and SL 17:

- with Covid 19 still very much a concern in 2021, Council decided it was not feasible to hold a conventional AGM where residents are convened in one room;
- Council agreed the Waiver Process, incorporated last year, was both a safe and successful alternative;
- it was decided, therefore, to conduct our annual business affairs by Waiver Process once again;
- all necessary materials (agenda, financial reports, voting forms, submission directions etc.) will be distributed to residents by **Wednesday, March 17th, 2021**. The deadline for voting submissions is set for **Wednesday, March 31st, 2021**;
- annual budget report - Council Treasurer presented a forecast of the 2021 budget (to be included in the Waiver Package) and invited analysis and discussion. Emphasis was given to foreseeing possible expenses to ensure maximum preparedness. An extensive discussion ensued.

d) Hot Water Tanks - SL3:

- if your hot water tank is 10 years old or older, it is highly recommended it be replaced. A crack in the tank can lead to disastrous flooding in your unit and potentially damage a neighbouring one. Thank you for your attention to this.

*** *We are saddened to learn of the Christmas Eve passing of SL15. On behalf of us all at North Oaks, Council extends our sincerest condolences to the family.* ***

NEXT MEETING DATE: Council is planning to hold the next meeting virtually on Wednesday, February 10th at 9:30 am.

ADJOURNMENT: the meeting was adjourned at 11:24 am. Moved by SL 14, approved.

