

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, February 10th, 2021, 9:30 am
Location: Virtual by Zoom

COUNCIL MEMBERS PRESENT: SL3, SL10, SL14, SL16, SL17, SL19, SL23 (all present electronically)

OPENING OF MEETING: the meeting was called to order at 9:29 am by Chair SL3.

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

APPROVAL OF COUNCIL MEETING MINUTES OF: January 13th, 2021. Motion to approve Minutes: moved SL10, seconded SL16, approved.

OLD BUSINESS:

a) Maintenance Updates - SL3:

- fencing - work is continuing; North Road section requires replacement as it is assumed someone has kicked it in;
- tree root encroachment at Units 1 and 19 and dying hedge between Units 24 and 25 - landscaper will be contacted for appraisal and estimated cost to resolve these issues;
- glass repair in Unit 22 is to be completed;

CORRESPONDENCE - SL 17:

- insurance reminder regarding renewal;
- to webmaster, request to enter Council Meeting Minutes; reply it was done;
- from SL15, request to email notices;
- from snow removal company, invoice;
- from insurance appraiser, appraisal update for 2021;
- insurance reminder of renewal for 2021;
- from Sunshine Coast Credit Union, feedback request.

FINANCIAL REPORT - SL 10:

a) Statement from January 1st, 2021 to January 31st, 2021:

Assets - Savings in Contingency Fund -	\$181 223.12
Short-term Savings -	5 262.19
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TOTAL ASSETS:	\$186 485.31
Beginning Bank Balance -	\$19 703.66
Deposit - January, 2021 -	4 903.27
Chequing Balance	<hr/> \$24 606.93

Expenses - January, 2021:

Bank surcharge -	8.00	
Meeting room -	35.00	
Unit 1 reimbursement -	1720.00	
L. Mosolanczki -	840.00	
L. Mosolanczki -	975.00	
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TOTAL EXPENSES	3 578.00	
Bank Total -		\$21 028.93

b) Motion to Approve Financial Report as Presented: moved by SL23, seconded by SL14, approved.

c) Request to Transfer: from the Chequing Account to the Contingency Fund - \$5000.00.

- motion to approve request - moved SL23, seconded SL16, approved unanimously.

d) Insurance Coverage:

- the strata insurance policy is due for renewal next month; it has not yet been received;
- Council discussed projections for the coming year's coverage and premium based on trends from last year.

NEW BUSINESS:

a) Replacement of AGM with Waiver Process; Waiver Package - SL 17:

- Council made preparations for the Waiver Package to go out to residents on March 17th;
- resolutions were confirmed, and the contents of the package were finalized;
- a notice regarding the election of Council for the coming year will go out to residents on February 17th.

NEXT MEETING DATE: is yet to be determined.

ADJOURNMENT: the meeting was adjourned at 10:13 am. Moved by SL 10, approved.