

**Minutes**  
**Strata Council Meeting**  
**VAS 2893 North Oaks**  
**Tuesday April 20th. 2021, 1.00 pm**  
**Location: Garden of SL10**

**Present: SL 3, SL6, SL14, SL16, SL23 and SL24**

**Opening of meeting:** The chair (SL23) opened the meeting at 1.00pm

**Approval of minutes of meetings in February, March and on April 6th**

SL 3 moved that these minutes be accepted. Seconded by SL14. Approved by all.

**Update on maintenance issues**

- All fences needing repairs have been fixed by Les
- Les will be asked for an opinion on the repair of the fence between SL23 and SL24.
- A pest control company has been contracted to address concerns about rodents at SL21
- It was agreed that it would be appropriate to remind all Strata members of the need to minimize trouble with rodents by:
  1. Removing bird feeders.
  2. Ensuring the garbage is placed in sealed containers
  3. Cleaning up any spills of organic waste
  4. Using traps and bait if needed
- Council members would be willing to advise on these matters if needs be.
- Preventative maintenance of driveway cement scheduled for last year will be completed this year by Tureene Concrete.
- Roofs and skylights will be replaced as required.
- Requested repairs to eaves-trough leaks at SL20 and SL23 and skylight at SL20 will be undertaken.
- SL23 and SL3, perhaps with other council members will undertake periodic walks through the Strata complex to identify existing and emerging maintenance issues.

**Financial report**

This was noted and it was agreed that the Strata Corporation is in good shape financially. This years budget will add \$20,000 to the contingency fund. There will thus be sufficient funds for roof and skylight replacements that will certainly needed over the next few years.

S3 proposed that the financial report be accepted. This was seconded by SL16 and unanimously approved.

## **Review of correspondence**

1. Feb 26<sup>th</sup> Invoice from BonnieBrook re snow plowing
2. March 11<sup>th</sup> Annual report of Sunshine Coast Credit Union and invite to AGM
3. March 13<sup>th</sup> Notice of contract with Elphistone Property Care
4. March 15<sup>th</sup> SL 21 suspicion of rats
5. March 19<sup>th</sup> Invoice for Strata membership of CHOA
6. March 19<sup>th</sup> Kendal Post unable to undertake pest control work and recommended an other company.
7. March 22<sup>nd</sup> Insurance renewal (Normac)
8. March 28<sup>th</sup> Mouse droppings (?) in crawl space of SL 22
9. March 31<sup>st</sup> Invoice from Elphistone Property Care
10. March 31<sup>st</sup> Insurance agreement (Normac)
11. April 6<sup>th</sup> Pest Detective appointment confirmation

## **Appreciation for work of past president, past secretary and council member SL 19.**

SL24 proposed a vote of appreciation and this was unanimously endorsed.

## **Other business**

SL24 will update and distribute the Strata member phone list

SL23 presented a sketch for the creation of a patio at the front the property possible extending around to the back. Council approved this project.

## **Date and time of next meeting**

May26th at 9.30 am. Location to be determined

## **Adjournment:**

The meeting was adjourned at about 2.00 pm. Moved by SL23.