

**North Oaks Strata Council**  
**VAS 2893 North Oaks**  
**Minutes of meeting on February 9<sup>th</sup> , 2022**

**Location:** SL 14

**Present:** SL3, SL6, SL10, SL14, SL23, SL24

**Opening of meeting:** SL23 opened the meeting at about 9.40 am

**Approval of agenda:** Proposed by SL10. Seconded by SL14. Approved unanimously.

**Minutes of meeting on January 7<sup>th</sup>:** Previously approved

**Matters arising:** Dryer vents have been cleaned.

**Review of correspondence:**

60 day insurance renewal notice – accepted by all

Invoices from Normac and Bonniebrook industries – paid by treasurer

Note from Coastal Eco Vac indicating that three dryer vents were reconnected and that the vent for SL5 is missing.

**Maintenance reports:**

SL3 will arrange for the missing dryer vent outlet at SL5 to be installed and connected

SL3 will arrange for an inspection of Skylights to determine if there are any leakages

The hedge between SL24 and SL25 will be replaced once the landscaper has obtained the trees.

SL24 will pay for additional trees and labour to extend this hedge across his property.

The gardening company currently under contract will be asked for an opinion on the hedge across from SL23 which appears to have been distorted by heavy snow accumulation,

We are still waiting for the electrician to attend to a defective outlet at SL21

**Financial report:**

SL10 distributed a financial statement that showed that the Strata continues to be in good shape financially. Within 1-2 years the contingency fund will be sufficient to cover the cost of replacing roofs and skylights. At present these are in good condition but, due to their age, they will need to be replaced within the next 2-3 years.

**Budget for 2022/2023:**

Council member agreed that a 10% increase in Strata fees will be needed to cover anticipated costs and to continue to build the contingency fund. SL23 proposed that this, and a detailed budget proposal, be put to owners at the AGM. Seconded by SL3. Passed unanimously.

**Annual General Meeting:**

Due to Covid restrictions it will, again, not be possible to have a face to face meeting and thus everything will be done by hand delivered mail. All materials will be reviewed at the next meeting and the secretary will prepare packages for hand delivery. Delivery will be 2 weeks before the end of March.

The following documents will be included in the package:

A form on which owners can indicate support or opposition to (1) the waiver of a face-to-face AGM (2) deferral of an updated depreciation report (2) proposed budget (4) changes to the requirement that strata units only be sold to people age 55 or older (see below)

President's report

Maintenance report

Treasurer's report

Proposed budget for 2022/2023 with a strong reminder that cheques for the whole year are due by the 1<sup>st</sup> of April.

**Other business**

After a brief discussion initiated by SL24 it was agreed to canvas owners regarding changes to the requirement that strata units only be sold to people age 55 or older.

**Date and location of next meeting:**

March 2<sup>nd</sup> 2022 at SL14

**Motion to adjourn:** SL10. All approved