

**North Oaks Strata Council**  
**VAS 2893 North Oaks**  
**Minutes of Council meeting on March 2<sup>nd</sup> 2022**

**Location:** SL14

**Present:** SL 24, SL 3, SL 10, SL 14, SL 6, SL 16

**SL 6 opened the meeting at about 9.30**

**Approval of Agenda**

Moved by SL 10, Seconded by SL 3. Approved unanimously

**Approval of minutes of Feb. 9<sup>th</sup> 2022**

Moved by SL 3, Seconded by SL 14. Approved unanimously

**Matters arising**

None

**Review of correspondence**

*Insurance appraisal.*

This was noted and we anticipate receiving the final assessment.

*Note from SL 21 re: Electrical outlets*

SL 3 will followup and noted that other outlets may need to be reset or replaced. An electrician will be contacted if necessary.

*Emails from Paula O'Brien re: website hosting*

A company known to SL 10 has offered to host and maintain our web site free of charge. All agreed that this would be desirable and SL 10 will therefore ask the present webmaster to transfer the website to the new host company.

**Maintenance reports**

A leak reported by SL 13 will be inspected, and repaired by a professional roofer.

Work to repair the electrical room door is ongoing

The need to find someone who can do odd jobs was noted .

There have been reports of sightings of rodents or rodent droppings and it was noted that this is usually associated with spills from bird feeders. In any case owners are responsible for the control of rodents within their homes.

## **Financial report**

The strata is in good health financially and a report will be included in the package of materials for review at the AGM

## **AGM**

SL 14 proposed that this year's AGM be held as an open, in-person event. This was seconded by SL6 and approved unanimously. This will be toward the end of March and the date and location will be determined subject to the availability of a suitable meeting place (ideally the Legion).

## **BUT see addendum**

The following materials will be prepared as indicated.

- Cover letter (by SL 24)
- Presidents report (by SL 6)
- Maintenance report – completed by SL 3
- Depreciation report – (SL 24)
- Insurance information (SL 10)
- Financial report (SL 10)
- Budget planning (SL 10)
- Unit entitlements (SL 10)
- Nominations for Strata Committee (SL 24)
- Waiver, resolutions and opinions form (SL 24)
- AGM sign in sheet (SL 24)

SL 24 will collate these materials and ask Council members to review them. Once approved the materials will be printed and copies hand delivered to all strata owners.

SL will also notify all owners of the date, time and location of the AGM once this has been determined. The notice will also invite nominations for strata council membership to be voted on at the AGM.

## **Other business**

None

## **Date and place of next meeting**

AGM. Date, time and location to be determined.

**Motion to Adjourn**                      SL 3 at about 11.00 am

**Addendum added by secretary (SL24) on March 4<sup>th</sup> 2022**

Following the meeting it became evident that some Strata owners would be hesitant to attend an in-person meeting due to concerns about Covid and Covid passports. In telephone conversations initiated by the President, Council members agreed that we should not, therefore, have a face to face AGM.

All AGM materials, including a form requiring signatures pertaining to resolutions and opinions will therefore be hand delivered and arrangements made for the resolutions and opinion form to be picked up or delivered to the Strata committee by March 30<sup>th</sup> at the latest.