

North Oaks Strata Council  
VAS 2893 North Oaks

Held: Wednesday, January 29, 2025  
Location: SL 14  
Council in Attendance: SL 3, SL 10, SL 14, SL 20  
Regrets: SL 16, SL 22

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**Call to Order:** 9:35

### **Approval of Agenda**

It was moved by SL 20 and seconded by SL 3 to approve the Agenda as circulated. CARRIED.

### **Approval of Strata Council Meeting Minutes**

It was moved by SL 10 and seconded by SL 3 to approve the Minutes of the Strata Council Meeting held on November 6, 2024. CARRIED.

### **Correspondence**

There was no outstanding correspondence.

### **Maintenance Report**

Outdoor Lights – the project to replace the front door lights is ongoing. Most of the lights have been replaced, and the remaining units will be completed shortly.

A few owners have reported burnt-out lamppost bulbs. This issue will be addressed soon.

Electrical – minor electrical repairs have been completed.

Cement – repairs have been completed to address issues identified in the 2024 Home Inspection Report.

Plumbing – While checking the crawl spaces, the 2024 Home Inspection discovered Poly B water piping. The piping is intact and no failures or leaks were found. We are evaluating the implications of keeping the existing piping versus the costs and requirements for replacement.

### **Financial Report**

Council reviewed the current financial statement. Expenses to date are in accordance with the 2024/2025 budget and we continue to build a robust contingency fund.

Council discussed the upcoming insurance renewal. While we have not received a quote yet, we anticipate that the premium will increase by 10% to 15%, consistent with past years.

## **AGM**

The AGM will be held on March 31. Time and place to be determined. A formal notice with supporting documentation will be given to owners no later than March 17.

Council would like to remind owners that North Oaks is a self-managed strata. Maintenance and other tasks around the complex are handled by volunteers, many of whom have served on the council for several years. The current council is dissolved at the AGM, and a new council is elected at that time. Please consider volunteering to serve on the council for 2025/2026.

**Date/Time/Location of Next Council Meeting:** AGM planning meeting. March 10, 2025 at 1000. SL 14.

**Meeting Adjourned:** 10:47