

Minutes of the Annual General Meeting North Oaks Strata corp. VAS 2893

Wednesday, April 2, 2024 at 6:30 at the Royal Canadian Legion Hall in Gibsons

In attendance: SL3, SL4, SL6, SL7, SL8, SL9, SL10, SL14, SL16, SL17, SL18, SL19, SL20, SL21, SL22, SL24, SL26

Call to order: At 6.32 by the President (SL14)

Presentation on FireSmart

At the invitation of the Council, Mr. David McIlwraith gave a very informative overview of the SCRD FireSmart program. He also drew attention to some specific fire risks in our Strata that were identified during a recent FireSmart assessment requested by the Council.

These concerns will be discussed by the new Council.

Certification of Proxies: Six proxy votes were given as follows: SL2, SL5, SL12, SL13, SL15, SL

Determination of quorum: 18 owners needed for quorum, thus a quorum was reached.

Proof of notice: SL24 reported that a notice package was distributed to owners on or before March 19. All others signified agreement by a show of hands.

Approval of Agenda: Moved by SL19 and seconded by SL3. Approved unanimously.

Approval of Minutes of 2023 AGM: Moved by SL16 and seconded by SL26. Approved unanimously.

Presidents report

A written report was included in the notice package and no questions were asked..

Maintenance report report

A written report was included in the notice package and no questions were asked..

Insurance report

A written report was included in the notice package. A question concerning sharing the Strata's insurance agreement with personal insurance companies was raised and the Council advised that this would be desirable.

Finance report and proposed budget

The notice package included a financial report for 2023-2024, a proposed budget for 2024/2025 and the proposed unit entitlements for 2024/2025.

SL10 drew attention to the fact the 2023/2024 expenditures on preventative maintenance were

considerably higher than the original budget due to the costs of replacing gutters, down spouts and outside taps and the painting of outside lampposts. No questions were asked.

Adoption of proposed budget for 2024/2025

Moved by SL22 and seconded by SL16. Approved unanimously.

Resolution to approve changes to bylaws

The proposed bylaws were included in the notice package. SL20 noted that changes to the bylaws were needed to ensure clarity and consistency with new regulations.

A question was raised about a bylaw concerning backing into parking spaces. SL14 indicated that this may not be necessary in all cases but the rationale is to avoid head lamps shining through nearby windows

A motion to approve the changes as written was proposed by SL26 and seconded by SL10. Approved unanimously

Resolution to defer renewal of depreciation report

Moved by SL3 and seconded by SL8. Approved unanimously.

New business

Questions were asked about owner financed installations of heat pumps and windows.

The Council indicated that all such installations would need the approval of council and that all requests would receive careful consideration.

Nominations for Council

Nominations were accepted by SL3, SL10, SL14, SL16, SL20 and SL22.

Motion to Adjourn SL24

Meeting adjourned at 8.00 pm