

**North Oaks Strata Council**  
**VAS 2893**  
**Minutes of special meeting on March 18<sup>th</sup> , 2022**

**Time:** 10.30 am

**Location:** SL14

**Present:** SL 24, SL 3, SL 10, SL 14, SL 6, SL 16, SL23

The purpose of the meeting was to discuss a quote for the replacement of roofs and skylights.

It was noted that these roofs and skylights are older than their expected duration and that some are now leaking and/or in an obvious need of replacement.

A quote for the replacement of all roofs and skylights has been received from a reputable company and, after some discussion, this was deemed reasonable. Moreover the contingency funds are sufficient to pay the amount quoted.

It was further noted that, under the BC Strata Property Act (1998) the use of contingency funds requires approval from  $\frac{3}{4}$  of strata property owners.

It was therefore proposed by SL24 that the committee accept the quote tendered for the replacement of roofs and skylights and that permission to use contingency funds be sought from Strata owners. This was seconded by SL3 and approved unanimously.

It was also agreed that Strata owners be informed of this decision through the distribution of these minutes and a note from the secretary indicating owners will be approached directly by two Strata Council members and asked to sign a petition signifying their approval to use contingency funds for the replacement of roofs and skylights. A copy of this form will also be sent with the minutes.

In the event that at least 20 Strata owners agree to the use of contingency funds for the replacement of roofs and skylights the bank will be asked to release the funds. The contractor will then be informed that the quote has been accepted and to proceed with the work.

Meeting adjourned at about 11.15.

