

North Oaks Strata (VAS 2893)

Minutes of special meeting of Council March 29th, 2022

Time: 10.30 am

Location: SL10

Present: SL3, SL6, SL10, SL14, SL24

The meeting was held to appoint council members for 2022/2023 and (1) to review the results of the census of Strata owners concerning the deferral of the AGM and related matters (2) to review the results census of owners concerning the use of contingency funds for new roofs and skylights.

SL 14 proposed that the minutes of the special meeting held in March 18th be approved. This was seconded by SL3 and approved unanimously.

Appointment of Council members

There being no new offers to join the council all present members agreed to continue to serve as follows:

President: SL23
Vice President: SL6
Secretary: SL24
Treasurer: SL10
Member: SL14
Member: SL 16
Member: SL3

Census of Strata owners concerning the AGM and related matters.

SL24 reported that 25 census forms were returned (96% of 26) and the results were as follows:

Proposition 1:

“That Notice of an Annual General Meeting for 2012 be waived”

Agree: 25

Disagree: 0

Proposition 2:

“Strata Corp. VAS2893 in Gibsons will not update the current Depreciation Report in the fiscal year April 2022 to March 2023”.

Agree: 25

Disagree: 0

Proposition 3:

“That the proposed budget be accepted”

Agree: 25

Disagree: 0

Support for a change in the current ownership age restriction (55+):

No (restriction should remain): 19 (76%)

Yes (support for change): 3

No answer: 3

As required by law these results were reviewed and confirmed by a non-Council member (SL3).

SL3 proposed that the results be accepted and this was seconded by SL10 and unanimously approved.

Census of Strata owners concerning the use of contingency funds for new roofs and skylights

SL10 reported that 22 (84% of 26) Strata owners signed a petition in favour of this proposal. Others were not available to sign this petition but the percentage in favour exceeded that required by law (86% vs 75%).

Council has therefore approved the transfer funds sufficient to pay for new roofs and skylights from the Contingency account to the savings account.

A contract for the work has been received and will be finalized once appropriate start and end dates are agreed with the contractor. It is, however, expected that the work will begin in early April commencing with SL 13 where the roof is leaking.

At 11.15 am SL24 proposed that the meeting adjourn and all agreed.