

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on November 18th 2022

Location: SL14

Present: SL14, SL24,SL10, SL3, SL6

SL14 opened the meeting at 9.30

Approval of agenda: Proposed by SL14 and seconded by SL3. Approved unanimously

Approval of minutes of last meeting: Previously approved unanimously by email

Matters arising:

There was only one positive response to the suggestion that we have a Christmas pot luck. However, it is possible that someone will offer to host a Christmas drop in.

A new contract for landscaping has been negotiated with Elphinstone Property Care and this will be shared with all Strata lot owners.

Review of correspondence:

Numerous emails have been received about leaking gutters and related issues.

Maintenance reports:

Concerns about leaking gutters etc are being addressed and new caulking will be applied to gutters as required. Flooding associated with downspouts will be addressed using buried gravel containers.

A local painter has agreed to paint external lamp posts at a reasonable cost. The colour will be black.

External taps will be replaced next year.

A concern about the fireplace and chimney in one Strata lot has been alleviated by a satisfactory inspection report.

A leak by a sliding door in another unit is been addressed.

Financial report:

This was tabled by the treasurer and it showed that we continue to be in good shape financially. Year-to- date expenditures are consistent with or below projections for all types of expenditures

Other business

The council was pleased to learn that one estate agent, and several other familiar with local real estate issues, have made positive comments about our Strata and its management

It was affirmed that, as required under the Strata Act, all Strata lot owners will be informed of upcoming Council meeting and reminded that they are welcome to attend as observers and to make presentations.

There was a brief discussion about having meetings on specific days every month or every two months but no decisions were made.

Date of next meeting: January 25th, 2023 at SL14 at 9.30 am.

Motion to adjourn: SL14

Adjournment: 10.30