

**North Oaks Strata Council**  
**VAS 2893 North Oaks**  
**Minutes of meeting October 26th 2022**

**Location:** SL14

**Present:** SL14, SL10, SL24, SL16

SL14 opened the meeting at about 9.30

**Approval of agenda:** Approved unanimously

**Approval of minutes of last meeting:** Approved unanimously

**Review of correspondence**

A letter was sent to the council of the adjacent Northwoods Strata expressing our concerns about the height and width of the Northwoods hedge that runs along the west side of our property. A reply from the Northwoods council president indicates that plans to address our concerns are in place.

Some strata lot owners have indicated concerns about gutters that continue to leak

**Maintenance report**

Gutter repairs are ongoing and the onset of rain will show where gutters are leaking.

We are seeking an estimate for the painting of lamp posts and it was agreed that they be painted black

The lampshade cleaning Bee was a great success.

Concerns about the safety of some fireplaces are being addressed

The recent drought had delayed hedge trimming and other garden maintenance work but this will now resume and continue until the terms of the current contract with the gardeners have been honored.

A new contract with the current gardeners will be issued in November and the agreed upon work plan will be shared with all Strata lot owners.

The secretary was asked to send all Strata lot owners an email to remind them to turn off outside taps, to disconnect hoses, and to check the batteries and expiry dates of fire alarms.

### **Financial report**

SL 10 presented the monthly financial report which showed that we are in good shape financially. Current and upcoming deposits are sufficient to meet planned operating costs and to build up the contingency fund.

### **Other business**

The secretary was asked to canvas strata lot owners to assess the level of interest in a Christmas pot luck to be held in a suitable rental hall

### **Adjournment**

The meeting was adjourned at 10.40

### **Date of next meeting**

To be determined