

North Oaks Strata Council
VAS 2893 North Oaks
Agenda for meeting on January 25th 2023

Time: 9.30 am

Location: SL14

Present: SL3, SL10,SL14, SL24

SL 17 attended as an observer the first part of the meeting and participated in the discussion of the repair of gutters

Approval of Agenda

The agenda was not formally approved but the meeting went ahead on the understanding that future agendas would included more specifics. Is was also agreed to add a discussion of upcoming changes to legislation concerning Strata

Approval of minutes of previous meeting

Previously approved unanimously

Matters arising None

Review of correspondence

Questions about Strata maintenance and related issues from BFL Risk and Insurance Services were answered by SL10. The information will be used to determine the cost of insurance for 2023/2024.

SL 24 had asked for guidance for the correction of a sloping floor caused by an inadequately supported joist. It was agreed that this is of concern to the Strata and that SL24 will seek two estimates for the cost of repair

Maintenance reports

1. Repairs to gutters have been unavoidably delayed but will proceed shortly weather permitting. The contractor will be asked to give priority to the units most affected by gutter issues.
2. GE plumbing will be inspecting outside taps and giving us an estimate for their replacement.
3. Several burnt-out outside lamp bulbs have been replaced and others will be replaced shortly. A painter has been contracted to paint the outside lamp posts.

4. Cracked widows in two units will shortly be replaced
5. The owners of the Kiwanis building hired someone to trim the hedge between this building and SL10. A note of thanks will be sent.
6. This hedge between our strata and Northwoods is the responsibility of the Northwoods strata council. Our council president will contact the president of Northwoods to ask when his council intends to arrange for this hedge to be trimmed (as promised last year).

Financial report

SL 10 reported that we are in good shape financially. The contingency fund is being built up again and we have sufficient funds in the operating funds to meet all current and anticipated obligations.

Other business

There was a brief discussion about pending provincial regulations concerning contingency funds. It was agreed that we do not need to be concerned. The annual amount we add to the contingency funds exceeds that required by the new regulations.

It was also noted that new regulations will allow strata units to be rented. However, this is not a major concern for us because renters will still need to be over 55 years of age and conform with strata bylaws.

Date and place of next meeting

Friday February 17th 2023 at SL14 at 9.30

Motion to Adjourn

SL 14 at 10.25