

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on March 8th, 2023

Time: 9.30 am

Location: SL14

Present: SL3, SL14, SL10, SL24, SL16

Approval of Agenda: Moved By SL10, Seconded by SL14. Approved by all

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

Matters arising

SL24 will put up more reflectors at the North Road entrance once the weather improves.

The floor of SL24 has been successfully leveled using additional joists and permanently installed jacks

Review of correspondence

A proposed insurance renewal was received from BLF Canada Risk and Insurance Services. This was reviewed and found to be acceptable and it will be included in the materials for the AGM

Maintenance reports

Repairs to gutters have been delayed due to unforeseen circumstances but are expected to recommence very shortly.

The painting of lamp posts will begin once the weather improves.

We are seeking a quote from a plumber for the replacement of outside taps.

Financial report

A report tabled by the treasurer showed that we are in good shape financially. The contingency fund is being built up and we have money to cover all anticipated expenditures for the rest of the fiscal year. If any funds remain at the end of the fiscal year some will be added to the savings account

The proposed budget for fiscal 2023/2024 was reviewed and will be submitted for approval by Strata lot owners at the AGM.

2023 AGM

It was decided to reschedule the AGM to April 12th from at 6.30 – 8.30 pm. This will be at the legion.

Materials for the AGM will be collated by SL24 and be ready for distribution by March 28 or sooner. These will include a proposal to continue to use the current depreciation report, a proposed budget for fiscal 2023/2024, a report from the President and a report on maintenance. A proposal to amend the current by laws to allow long term rentals (as will be required by pending legislation) will also be included.

Mail-in voting will be arranged for those unable to attend in person and transport will be arranged for those in need.

Date and place of next meeting AGM April 12th at the legion.

Motion to Adjourn SL24

Meeting adjourned at 10.35