

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of Council meeting on May 24th 2023

Location: SL14

Present: SL3, SL10, SL14, SL16, SL24

SL14 opened the meeting at 9.32 am

Approval of agenda

Moved by SL3, seconded by SL10. Approved unanimously.

Approval of minutes of last meeting

Moved by SL3, seconded by SL16. Approved unanimously.

Matters arising

It was agreed that the minutes should include a reminder to Strata Lot owners that that all dogs brought by visitors must be leashed when on common property.

It was also agreed that the minutes should note that owners who have concerns about work undertaken by the gardeners and other contractors working for the Strata, should raise these concerns with the Council and not directly with the contractors.

The wasp nest at SL17 has been removed.

Review of correspondence

None received

Maintenance reports

Weather permitting the painting of lamp posts will be undertaken over the next few weeks.

An Arborist has inspected all the trees in complex and found that, with few exceptions, they are in excellent condition. However, dying trees at SL17 and

SL19 will be removed and one root of a tree outside SL1 has been cut to prevent damage to the foundation.

The gardeners have added soil to the grounds along North Road.

Some gutters still need to be cleaned and/or repaired. However, given the age of the gutters, their replacement needs to be considered. A meeting with a contractor has therefore been arranged for Saturday May 26th and he will be asked to give an estimate for the cost of replacing all or some gutters.

Work has started on the replacement of outside taps and will continue until all taps have been replaced. In some cases it has been necessary to cut holes in inside walls to gain access to taps. These will be repaired at no cost to owners when all the plumbing has been completed and no more holes will need to be cut.

Financial report

SL10 presented a report showing that we are in good shape financially. All bills have been paid and the contingency fund is growing steadily and in line with provincial regulations.

Other business

None

Date and place of next meeting

TBA

Motion to Adjourn

SL3

Meeting adjourned at 11.05.