

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on May 5th, 2023

Location: SL14

Present: SL14, SL3, SL10, SL24

The president (SL14) opened the meeting at 9.30 am.

Approval of Agenda

An item concerning the appointment of officers was added

Moved by SL3, Seconded by SL10. Approved

Approval of minutes of meetings on March 8 and March 28

Both previously approved by email

Matters arising

As previously reported the original Strata plan labels SL26 as SL25 and SL25 as SL26. The plan therefore needs to be amended. The Realtor for the sale of SL26 has reportedly initiated a process to resolve this matter and we are waiting to learn how this is unfolding.

Appointment of Officers

SL3 proposed that SL14 continue as president

SL10 proposed that SL24 continue as secretary

SL14 proposed that SL10 continue as treasurer

All those present supported these proposals.

Review of correspondence

SL19 sent an email about tree roots and branches encroaching on their property. SL3 will therefore ask a professional arborist if it would be best to trim the tree or remove it.

SL17 sent an email about a troublesome wasp nest. Although this is not a responsibility of the Strata Council, it was agreed that, as a neighbourly gesture, some wasp repellent spray would be purchased from petty cash and that SL3 would use this to deal with the wasp at SL17.

SL23 sent an email indicating a concern about the delay in the repair of gutters. This was discussed at length (see below)

Maintenance reports

Outside taps

A plumbing company has been asked to provide an estimate for the replacement of all outside taps.

Cleaning and repair of gutters

For a variety of reasons the cleaning and repair of gutters has not proceeded as anticipated and we are therefore seeking estimates from new contractors.

Painting of lamps

Weather permitting this will begin in May.

Fencing

Repairs have been made to the fences beside SL17 and between SL16 and SL17. Fencing: at SL19 will also be repaired or replaced.

Other

SL3 reported that new lamp globes have been installed in the garden areas..

Financial report

SL10 expressed appreciation for the fact that many Strata lot owners have paid their annual Strata fees in full and that all payments are up to date.

SL10 also reported 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

SL3 indicated the need for another small shed to accommodate filing cabinets and a variety of items currently kept in the electrical shed. It was agreed that SL3 should go ahead with the purchase and erection of such a shed on the north side of the electrical shed. Other Strata lot owners will be invited to help as required.

Date and place of next meeting

TBA

Motion to Adjourn

SL24.

Meeting adjourned at 11.06.