

North Oaks Strata Council
VAS 2893 North Oaks
Minute of meeting on October 13th 2023

Location: SL14

Present: SL3, SL10, SL14, SL16, SL20 (via zoom), SL24
SL26 also attended as a participant observer

SL 14 opened the meeting at 9.30 am

Approval of Agenda Moved by SL3, seconded by SL16. Approved unanimously

Approval of minutes meetings held on July14th and August 14th

Moved by SL 10, seconded by SL20. Approved unanimously

Matters arising

We have not been provided with a copy of the revised Strata Lot plan that shows the correct labeling of SL25 and SL26. SL24 will therefore contact the Land Title Office to obtain a copy and post it to our website. Alternatively the plan given to the new owner of SL26 may be sufficient for our needs and SL24 will follow this up.

Review of correspondence

The following emails were noted

SL 26 re: chimney cover and leaking gutter; SL 20 re: light bulbs; SL 11 re: leaking gutters
SL17 re: replacement of taps; SL6 re: patio door seal and broken handle

Maintenance reports

SL3 indicated that they will contact the company that replaced our gutters and the plumber who is replacing taps to make arrangements to address the concerns noted in the above emails.

Any holes in dry wall necessitated during the replacement of taps will be fixed once all taps have been replaced.

SL3 will also engage contractors to replace the patio door at SL6 and to fix the chimney cover at SL26. An estimate for the costs of replacing all chimney covers will also be sought as many are rusted.

It was unanimously agreed that the new bulbs in the outside lamps give off a very harsh light. SL26 therefore volunteered to install new, softer light bulbs and SL24 agreed to help.

SL26 will purchase the new bulbs and invoice the Strata.

SL3 noted that, next year, there will be a need to make some repairs to the concrete in common areas and also to the sprinkler system.

SL10 indicated that there will be sufficient funds for these repairs.

SL3 asked that the minutes include reminders to Strata Lot owners to disconnect hoses, turn off outside taps, replace batteries in smoke alarms, check expiry dates of fire alarms and water heaters. SL26 volunteered to help any owners who may have difficulties undertaking these tasks.

Financial report

SL10 presented a financial statement that shows the Strata is in good shape financially. Income and expenditures are in line with the budget for this year.

Parking concerns

It was noted that some Strata lot owners are not complying with our bylaws concerning parking. These are quite explicit. Basically, if owners have a garage, this is their parking space - not the space in front of their property. Those without garages have a designated parking spot in front of their units.

Exceptions have been made for a few owners whose garages are used for storage or are otherwise unsuitable for their vehicles. These owners have permission to use vacant visitor parking spaces.

Owners of more than one vehicle must seek permission from the Strata Corporation to park on common property and the current bylaws only allowed for one additional vehicle.

SL14 and SL3 agreed to discuss options for those with more than 2 cars.

Website maintenance

Thanks to arrangements made by SL10, our website is maintained gratis by a local company/ However, due to staff changes at this company no minutes or notices have been posted since March. The company owner has indicated the intent to take personal responsibility for posts to our website and to update the site very shortly.

Other business

SL10 drew attention to some printed guidelines concerning fire prevention. SL26 will make copies and these will be distributed to Strata lot owners.

Date and place of next meeting December 1st, 9.30, SL14

Motion to Adjourn SL24. Meeting adjourned at 10.45.