

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on February 23rd, 2024

Location: SL14

Present: SL3, SL10, SL14, SL16, SL24, SL20

SL 14 opened the meeting at 1.00 pm

Approval of Agenda Moved by SL3 and seconded by SL10. Approved unanimously

Approval of minutes of last meeting: Moved by SL3 and seconded by SL20. Approved unanimously

Review of correspondence

Correspondence was received from SL26 concerning a wall between the property and North Road and from SL15 concerning concrete. SL3 agreed to look into both of these concerns.

Maintenance report:

SL3 reported that only one dry wall hole associated with the replacement of taps still needs to be filled and that this will be done when the contractor and the strata lot owner agree on a convenient date and time.

Financial report

SL10 is preparing year end financial statements that will be included in the package of materials being prepared for the AGM. At year's end any unused funds will be added to the contingency fund.

Budget for 2024-2025

The council is preparing a budget and a statement of proposed unit allocations. These will be included in a package of materials for the AGM and voted on at the meeting.

Preparations for the AGM

This will be held on April 2nd at 6.30 at the legion.

SL14 will prepare an agenda and SL24 will collate and make copies of all necessary materials. These materials will be hand delivered to all owners on or before March 19th.

SL24 has already informed owners of this date and asked those needing transport to the legion to contact a council member.

Coffee, tea and cookies will be provided.

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Other Business

SL10 reported being in the process of renewing the contract with gardeners and will share the start and working date once these are confirmed.

SL10 also indicated that records of all recent significant upgrades and repairs are being added to our website.

SL10 also indicated that we are awaiting an assessment for insurance for 2024-2025.

Date of next meetings: March 15th at 9.30 pm.

Motion to adjourn: SL24. Meeting adjourned at 1.35 pm.