

**Minutes of Strata Corporation VIS 4577
Annual General Meeting
July 18, 2023**

The meeting was called to order by Don Bower, President, at 7:05 pm at The Parksville Community Centre, 223 Mills Street, Parksville, BC with confirmation that there were 26 Owners present and 10 proxies received for a total of 36 voters, enough for a quorum to conduct the meeting. Strata Secretary confirmed proof that the notice of meeting and supporting documents had been delivered to Strata Owners within the time frame prescribed by the B.C. Strata Property Act, i.e. no later than 14 days prior to the date of the meeting.

Motion to approve agenda

Moved by #16 Farrell Drive

Seconded by #10 Farrell Drive

Carried Unanimously

Motion to approve Minutes of Annual General Meeting 2022

Moved by #357 Davis Avenue

Seconded by #10 Farrell Drive

Carried Unanimously

Old Business: None

Strata Maintenance Report:

Walter Scuccato reported that the Strata's sanitary septic system is functioning normally. He also reported that water levels continue to be in the normal range and also stated that arrangements have been made for the cracks in the sidewalks in the Strata to be filled. Lastly, the more energy-efficient light fixtures on the lampposts (the replacement of which was approved by a majority of the Owners by vote in September 2022) are functioning in an optimal manner.

Insurance Coverage:

Marjorie Picard, Treasurer, reviewed the Strata's current insurance coverage.

Treasurer's Report:

Marjorie Picard presented the financial report for the fiscal year ending May 31, 2023.

Resolution 1. Adoption of the financial report for fiscal year 2022-2023.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2022-2023.

Moved by: #295 Smith Place

Seconded by: #3 Farrell Drive

Carried Unanimously

Preamble: The financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2022-2023 shows a surplus of \$4,724.00; however the report includes a correction to the \$3,600.00 for garbage and recycling expense that was inadvertently entered on the financial statements for the fiscal year 2021-2022. The actual surplus is \$1,124.45.

Resolution 2. Designation of the 2022-2023 Operating Surplus.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 that the Strata roll over in fiscal year 2023-2024 the surplus of \$1,124.45 into the Strata's operating account.

Moved by #31 Farrell Drive

Seconded by #14 Farrell Drive

Carried Unanimously

Preamble: Transfer of \$20,000.00 from the Contingency Reserve Fund to cover expenses to replace the streetlights, clean the oil catch basins, repair the irrigation system and for snow removal that exceeded the budgeted amounts.

Resolution 3. Transfer of \$20,000.00 from the Contingency Reserve Fund.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to allow the transfer of \$20,000.00 from the Contingency Reserve Fund to cover expenses to replace the streetlights, clean the oil catch basins, repair the irrigation system and for snow removal that exceeded the budgeted amounts.

Moved by #10 Farrell Drive

Seconded by #356 Davis Avenue

Carried Unanimously

Preamble: This proposed operating budget maintains the monthly Strata fees at \$112.00 and contains the Council-recommended contribution to the Strata's Contingency Reserve Fund of \$699.17 per month or \$8,390.04 per year, which continues the rate of contribution to the Contingency Reserve Fund which the Strata has maintained for the past several years.

Resolution 4. Approval of the proposed Operating Budget for fiscal year 2023-2024.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the proposed Operating Budget for fiscal year 2023-2024.

Moved by #16 Farrell Drive

Seconded by #13 Farrell Drive

Carried Unanimously

New Business: None

Election of Strata Council:

Dereck Atha has decided to step down and Council thanks him for his valued service.

The following Owners have volunteered to stand for Council for 2023-2024.

The seven members of Council for 2023-2024 are:

| | |
|-----------------|------------------|
| Don Bower | 5 Farrell Drive |
| Bob Brown | 351 Davis Avenue |
| Rae Davies | 346 Davis Avenue |
| Paul Edelenbos | 3 Farrell Drive |
| Diana Matsuda | 33 Farrell Drive |
| Marjorie Picard | 340 Davis Avenue |
| Walter Scuccato | 286 Smith Place |

Elected by acclamation.

General Discussion:

New Strata Signs

Don Bower announced that new signs were installed on July 17 at the entrances to the Strata at Farrell Drive/Hamilton Avenue as well as at Davis Avenue/Butler Avenue.

By a majority vote of the Owners at the Annual General Meeting which was held on July 21, 2022, the Strata adopted the unofficial designation of "The Village at Shelly Creek".

The Strata extends its sincere thanks to Roanne Nelson, 348 Davis Avenue, for proposing this descriptive identifier and to Deb Luce, 21 Farrell Drive, for her creativity, talent and perseverance in bringing these impressive signs to fruition.

Neighborhood Block Party

Diana Matsuda stated the neighborhood block party is scheduled to take place on Thursday, September 7, and that further details would be provided in due course.

Accessibility Survey for Parksville

Suzanne Bernard, 356 Davis Avenue, advised that the City of Parksville is conducting a survey about barriers faced by people when accessing City facilities, programs, services or information. The City is inviting citizens to provide input **by August 7.**

The online survey may be accessed from the City website, Let's Talk Parksville. For an alternative format, e-mail accessibility@parksville.ca, phone 250-947-3078 or pick one up at 100 Jensen Avenue East. The survey can also be accessed on the Notices Page of the Strata's website at <http://www.stratachatter.com>.

The meeting was adjourned at 7:20 pm

Moved by #356 Davis Avenue

Seconded by #357 Davis Avenue

Carried Unanimously

Meeting minutes prepared by Strata Secretary Rae Davies, and reviewed by all members of the Strata Council 2023-2024.