

**Minutes of Strata Corporation VIS 4577
Annual General Meeting
July 23, 2024**

The meeting was called to order by Don Bower, President, at 7:02 pm at The Parksville Community Centre, 223 Mills Street, Parksville, BC with confirmation that there were 28 Owners present and 9 proxies received for a total of 37 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 #18 Farrell Drive

Seconded by #6 Farrell Drive

Carried Unanimously

Motion to approve Minutes of Annual General Meeting 2023

Moved by #2 Farrell Drive

Seconded by #357 Davis Avenue

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 and the fire hydrants to be inspected.

On behalf of the Owners, the Council thanked the Owners of 13 Farrell Drive for their initiative to improve the area around the entrance to the Strata at Farrell Drive.

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, 2024.

Resolution 1. Adoption of the financial report for fiscal year 2023-2024.

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 2023-2024.

Moved by: #287 Smith Place

Seconded by: #17 Farrell Drive

Carried Unanimously

Preamble to Resolution 2: The financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2023-2024 shows a surplus of \$3,795.00.

Resolution 2. Designation of the 2023-2024 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 2024-2025 the surplus of \$3,795.00 into the Strata's Contingency Reserve Fund.

Moved by #31 Farrell Drive

Seconded by #357 Davis Avenue

Carried Unanimously

Preamble to Resolution 3: Transfer of \$14,631.45 from the Contingency Reserve Fund to cover expenses relating to the repairs caused by the water leak at 348 Davis Avenue.

Resolution 3. Transfer of \$14,631.45 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 \$14,631.45 from the Contingency Reserve Fund to cover expenses relating to the repairs caused by the water leak at 348 Davis Avenue.

Moved by #31 Farrell Drive

Seconded by #14 Farrell Drive

Carried Unanimously

Preamble to Resolution 4: This proposed operating budget increases the monthly Strata fees from \$112.00 to \$117.00 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 2024-2025.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the proposed Operating Budget for fiscal year 2024-2025.

Moved by #295 Smith Place

Seconded by #18 Farrell Drive

Carried Unanimously

New Business: None

Election of Strata Council:

Bob Brown, Diana Matsuda and Marjorie Picard have decided to step down and Council thanks each of them for their valued service during their tenure.

The following Owners have volunteered to stand for Council for 2024-2025.

The seven members of Council for 2024-2025 are:

Sue Atha	18 Farrell Drive
Don Bower	5 Farrell Drive
Rae Davies	346 Davis Avenue
Paul Edelenbos	3 Farrell Drive
Walter Scuccato	286 Smith Place
Fred Smith	13 Farrell Drive
Jane Still	6 Farrell Drive

Elected by acclamation.

General Discussion:

Alternative landscaping

A general discussion was held with regard to the possibilities for Owners to use alternatives to grass for the landscaping on their front lawns in order to address the challenges being brought about by climate change. The Owners were reminded that any move to alternative landscaping would require an amendment to the Strata's current Bylaws.

Strata Irrigation System

Some Owners expressed concerns about the efficiency of the irrigation system as well as the timing and duration of watering.

Council will do its utmost to see what can be done to address and resolve these issues.

Street library in the old mailbox kiosk

A suggestion was put forth by the Owners of 13 Farrell Drive to paint the doors of the street library in the old mailbox kiosk to match the kiosk itself. The President advised that the finish on the doors is of high quality and any repaint would be of inferior quality and is not recommended.

A further suggestion was made by the Owners of 13 Farrell Drive to give a name to the street library. A discussion was held regarding the pros and cons of such an idea. While the Strata cannot easily prevent non-residents from availing themselves of the street library, the majority of the Owners indicated that they did not want to encourage non-residents to do so.

The meeting was adjourned at 7:42 pm

Moved by #21 Farrell Drive

Seconded by #18 Farrell Drive

Carried Unanimously

Meeting minutes prepared by Strata Secretary Rae Davies, and reviewed by all members of the Strata Council 2024-2025.