

Strata Corporation VIS 4577
Strata Council 2024-2025
2 July 2025
5 Farrell Drive

In attendance: Sue Atha, Don Bower, Rae Davies, Paul Edelenbos and Walter Scuccato

Absent: Fred Smith and Jane Still

By invitation: Kim Longmuir and Margo Southall

Don Bower called the meeting to order at 2:00 p.m..

Motion to accept minutes of last meeting June 5, 2025.

Moved by: Walter Scuccato

Seconded by: Sue Atha

Carried unanimously.

Infrastructure: Walter Scuccato

- . Water meter readings: normal for this time of year.
- . Strata sanitary septic system: operating normally.
- . Irrigation system: to be shut down on July 2 to comply with the City of Parksville's Stage 3 water conservation levels (*see New Business below*).

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: neighborhood block party (June 13) and change of date of next Strata Council meeting (June 23)
- . Form B and supporting documents sent to the realtor in connection with the proposed sale of 342 Davis Avenue

Projects:

- . The Strata's website (<http://www.stratachatter.com>) continues to be updated on a regular basis.

A few lovely photos taken by the Owner of 17 Farrell Drive have been added to the Gallery page.

Notice to residents: In order to keep the website current and fresh, we welcome the input of all residents. For Strata Chatter to continue to be a useful and relevant communication vehicle, we need everyone to consider submitting ideas and suggestions that would be of interest to the community. All ideas may be directed to the Strata Webmaster on the website.

Finance:

- . A final draft operating budget for the fiscal year June 1, 2025 to May 31, 2026 was presented and discussed. The proposed operating budget will be presented to and voted on by the Strata Owners at the Annual General Meeting to be held on July 24 (*see Old Business below*).

Motion to accept the final draft operating budget for the fiscal year June 1, 2025 to May 31, 2026.

Moved by: Sue Atha

Seconded by: Don Bower

Carried unanimously.

Old Business:

- . *Strata Insurance Coverage (including Earthquake Buy Down Deductible policy)*

As stated in the minutes of the Strata Council which took place on June 5, 2025, the Strata Council recommended the cancellation of its Earthquake Buy Down Deductible policy with Westland Insurance Group Ltd., effective July 8, 2025 and the purchasing of an Earthquake Buy Down Deductible policy with Waypoint Insurance.

The change in Earthquake Buy Down Deductible coverage from Westland Insurance Group Ltd. to Waypoint Insurance has taken place.

- . *Depreciation Report – new replacement cost analysis*

As stated in the minutes of the Strata Council which took place on June 5, 2025, the Strata was contacted by Bell Appraisals Consulting, who prepared the Strata's Depreciation Report for the period of June 1, 2023 to May 31, 2026.

Since there have been many changes in the cost of strata insurance and construction/replacement costs, Bell Appraisals advised that a new full replacement cost analysis would be beneficial in light of the current Strata insurance situation. The last analysis was done in 2022 which was good for two years. Waypoint Insurance also requested a 2025 appraisal to reflect any increases to the property limit.

The Strata has received the new full replacement cost analysis from Bell Appraisals Consulting.

Annual general meeting

This is a reminder that the Annual General Meeting is scheduled to take place on **Thursday, July 24 at 7:00 p.m.** at the **Parksville Community Centre**, 223 Mills Street.

The package for the Annual General Meeting will be delivered to the 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.

Report on Options for Alternatives to Front Yard Landscaping

Further to the minutes of the meeting of the Strata Council which took place on April 9, 2025, the members of the Committee which was looking into possible alternatives to grass front lawns presented for discussion a set of draft guidelines for landscaping in the Strata.

A final report which consists of background information, suggested guidelines and the rationale for proposed changes to Section 43 of the Strata Bylaws relating to landscaping maintenance will be included in the package for the upcoming Annual General Meeting (*see Old Business above*). As well, a video presentation will be given at the Meeting.

Strata Owners are requested to familiarize themselves with the contents of this report prior to the Annual General Meeting.

On behalf of the Owners, the Strata Council extend their thanks to the members of the Committee, Paul Edelenbos, Jane Still, Kim Longmuir and Margo Southall, for their hard work and extensive research in carrying out this project.

New Business:

- . *Complaint regarding RV parking*

The Strata Council received a complaint from an Owner regarding the parking of another Owners' recreational camping trailer in their front yard "for extended periods of time". The Owner who lodged the complaint was advised by the Strata Council that the Owners in question have been in compliance with the 48 hour limit which is stipulated in Section 33(3) of the Bylaws.

- . *Neighborhood block party*

This is a reminder that **Wednesday, July 30**, is the date that has been selected for having the annual neighborhood block party hosted by Diana and Massey Matsuda. If not having already done so, residents are requested to RSVP to Diana and Massey Matsuda at dianamatsuda@telus.net.

- . *Moving out sale at 342 Davis Avenue*

The Owner of 342 has requested and obtained permission from the Strata to hold a moving-out sale at the beginning of August.

- . *Proposal for painting of cabinets in old mailbox kiosk*

The Owner of 16 Farrell Drive, an accomplished artist, submitted a proposal to the Strata Council for painting an artistic scene on the cabinet doors in the old mailbox kiosk. After reviewing the three (3) designs which were proposed, the Council agreed to move forward with this project and to pay the costs involved, which are estimated to be about \$100.

Motion to have a scene painted on the cabinet doors in the old mailbox kiosk.

Moved by: Don Bower

Seconded by: Paul Edelenbos

Carried unanimously.

On behalf of the Owners, the Strata Council extends its thanks to the Owner for this initiative.

. *City of Parksville Stage 3 water conservation levels*

The City of Parksville has implemented Stage 3 water conservation levels, effective June 27 and until further notice. Level 3 offers some flexibility for residents to decide where and how they cut back on water use and is intended to encourage residents to reduce water use where possible. For the information of Strata residents, a copy of the information release of the City is attached.

In keeping with the Stage 3 water conservation levels, the Strata has shut down its irrigation system.

. *Presentation on emergency preparedness at the Annual General Meeting*

A representative from the City of Parksville will be on hand from **6:30 to 7:00** p.m. on **Thursday, July 24**, at the Parksville Community Centre, 223 Mills Street, Parksville – the date and place of the Strata’s Annual General Meeting – to give a video presentation of emergency preparedness measures.

Strata Owners are encouraged to attend this presentation.

Date of Next Council Meeting:

- . The date of the next meeting of the Strata Council will be determined after the Annual General Meeting.

The Strata Council welcomes any and all comments, questions and suggestions. Strata Owners/residents are requested to do so **in writing**.

Motion to adjourn at 3:25 p.m.

Moved by: Don Bower

Seconded by: Walter Scuccato

Carried unanimously.

Strata Council 2024-2025

Meeting minutes prepared by the Strata Secretary and reviewed by all members of the Strata Council.

Strata Website: <http://www.stratachatter.com>