

Strata Corporation VIS 4577
Strata Council 2024-2025
5 June 2025
18 Farrell Drive

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

Absent: Jane Still

By request: Suzanne Bernard, 356 Davis Avenue

Don Bower called the meeting to order at 11:00 a.m..

Presentation by Suzanne Bernard:

Having recently attended a meeting sponsored by the Regional District of Nanaimo with regard to emergency preparedness, Suzanne provided an overview of the issues which were raised at that meeting as well as preliminary measures which might be adopted.

The RDN will be approached by the Strata to discuss the possibility of their making a short presentation to the Owners at the upcoming Annual General Meeting (see *New Business below*). In the meantime, Strata Owners may choose to register with Voyent Alert! (<https://register.voyent-alert.com>) in order to receive notifications and alerts on a timely basis.

Motion to accept minutes of last meeting May 7, 2025.

Moved by: Sue Atha

Seconded by: Don Bower

Carried unanimously.

Infrastructure: Walter Scuccato

- . Water meter readings: normal for this time of year.
- . Strata sanitary septic system: operating normally. A faulty wire in the control panel of the system was detected and replaced by the Owner of 25 Farrell Drive, a retired electrician, at no cost to the Strata. On behalf of the Owners, the Strata Council extends its thanks for this initiative.
- . Irrigation system: repairs were made to various sprinkler heads.

Secretary: Rae Davies

- . The following notice was sent to Strata Owners/residents: death of an Owner (May 16)

Projects:

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

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:

- . Please see attached financial statements as at May 31, 2025 and budget worksheet.
Motion to accept: Sue Atha
Seconded: Don Bower
Carried unanimously.
- . The financial statements as at May 31, 2025 show a surplus of \$2,206.58.
Motion to retain the modest surplus of \$2,206.58 in the operating account of the Strata.
Motion to accept: Sue Atha
Seconded: Don Bower
Carried unanimously.
- . A 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 in July (see *New Business below*).

Old Business:

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

As stated in the minutes of the Strata Council which took place on May 7, 2025, the Strata's Earthquake Buy Down Deductible policy is coming up for renewal of July 8, 2025. The Strata has been advised by the broker, Westland Insurance Group Ltd., that due to a change in its underwriting guidelines it will not be able to "stay on risk" unless it is insuring the bare land Strata. At present, the Strata's bare land insurance and its Directors/Officers insurance are with the broker, Waypoint Insurance.

After consideration, 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.

Motion to change Earthquake Buy Down Deductible coverage from Westland Insurance Group Ltd. to Waypoint Insurance.

Motion to accept: Don Bower

Seconded: Walter Scuccato

Carried unanimously.

New Business:

. Depreciation Report – new replacement cost analysis

The Strata was recently 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 (see *Old Business above*). 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 cost for providing this service is \$700 plus GST and will include updated reports for the next 2 years.

Motion to authorize Bell Appraisals Consulting to prepare a full replacement cost analysis.

Motion to accept: Sue Atha

Seconded: Don Bower

Carried unanimously by electronic means.

Such authorization has been given to Bell Appraisals Consulting and the full replacement cost analysis is expected to be received shortly.

Bell Appraisals has advised the Strata that due to changes in the requirements, a new depreciation report will not be required until **2028** instead of 2026. They will also notify the Strata of a reputable company to complete the depreciation report as they will no longer provide this service.

. *Annual general meeting*

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.

. *Complaint about unsightly property at 354 Davis Avenue*

A complaint has been received by the Strata Council about the condition of the property at 354 Davis Avenue.

A letter has been hand-delivered to the Owner of 354 Davis Avenue stating that the situation must be addressed immediately (ie. within 30 days).

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, July 9, 2025** at 5 Farrell Drive.

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 12:20 p.m.

Moved by: Don Bower

Seconded by: Fred Smith

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>