

Strata Corporation VIS 4577
Strata Council 2024-2025
7 May 2025
13 Farrell Drive

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

By invitation: Dan Smith, 21 Farrell Drive

Don Bower called the meeting to order at 10:02 a.m..

Motion to accept minutes of last meeting April 9, 2025.

Moved by: Fred Smith

Seconded by: Don Bower

Carried unanimously.

Infrastructure: Walter Scuccato

- . Water meter readings: normal for this time of year.
- . Strata sanitary septic system: operating normally.
- . Strata irrigation system: turned on as of May 6.
- . Irrigation schedule:

For the information of Strata residents, the following is the schedule for the operation of the irrigation system. Please note that, although some areas of the Strata may be watered more frequently than others, the total watering time is the same for all areas. The water comes on progressively by zone in each area.

Area 1. (14 zones)

#2 to #23 Farrell Drive and #287 Smith Place

Thursday and Sunday mornings

Area 2. (5 zones)

#286 to #299 Smith Place less #287 (*see above*)

Thursday and Sunday mornings

Area 3. (4 zones)

#338 to #360 Davis Avenue and #25 to #35 Farrell Drive
Monday, Wednesday and Saturday mornings

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: changes to Strata website (April 17) and Updated Strata Council Contact List (April 22)

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, the Strata needs 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 April 30, 2025 and budget worksheet.
Motion to accept: Jane Still
Seconded: Don Bower
Carried unanimously.
- . One of the Strata's Guaranteed Investment Certificates matured and was reinvested, with interest earned, in the amount of \$73,957 for a new five-year term with a blended rate of 3.43%.

Old Business: None

New Business:

. Earthquake Buy Down Deductible policy

The Strata's Earthquake Buy Down Deductible policy is coming up for renewal on July 8, 2025. The Strata has been advised by its 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 is with the broker Waypoint Insurance.

The Strata is obtaining a quote from Waypoint and other insurance brokers, if necessary, for Earthquake Buy Down insurance.

. Exterior painting at 18 Farrell Drive

In accordance with Section 40 of the Strata Bylaws, the Owners of 18 Farrell Drive have submitted samples of paint colors for the exterior of their house which are compatible with color guidelines of the Strata that include shades and tones drawn from cool, warm and earth tones found in our natural setting.

. City of Parksville watering restrictions

Residents are reminded that the City of Parksville has moved to stage 2 watering restrictions as of May 1. For further information, please consult the City's outdoor water conservation guidelines which were mailed to City of Parksville residents with their recent utility notice, or visit the City's website at bylaw@parksville.ca.

. Next Strata Garden Tour

This is to advise residents that the Strata garden tour will not take place in 2025. The next garden tour is anticipated to take place in 2026. Details will be provided in due course.

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place on **Thursday, June 5, 2025** at **11:00 a.m.** at 18 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 10:33 a.m.

Moved by: Fred Smith

Seconded by: Don Bower

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>