

Strata Corporation VIS 4577
Strata Council 2024-2025
6 November 2024
18 Farrell Drive

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

Don Bower called the meeting to order at 10:00 a.m..

Motion to accept minutes of last meeting September 4, 2024.

Moved by: Paul Edelenbos

Seconded by: Fred Smith

Carried unanimously.

Infrastructure: Walter Scuccato

- . Water meter readings: normal for this time of year.
- . Strata sanitary septic system: operating normally; annual maintenance of the lift pump station was carried out in September which included the removal of waste and clean out of the catch basin.
- . Strata irrigation system: was blown out September 25.
- . Cracks in the streets: a trial solution which was found by Walter Scuccato for filling in the major crack on Farrell Drive that stretches from one side of the street to the other near the entrance to Smith Place proved to be unsuccessful. The problem will be addressed again next year.
- . Application to the City of Parksville requesting a reduction of the cost of the water for the consumption period of April 1 to September 30, for a water leak on Davis Avenue in March/April 2024.

A response was received on October 1, 2024. The City of Parksville offered (1) a reduction of \$2,904 to the semi-annual utilities notice or (2) a one-time rebate on a possible water leak which might occur in the next five (5) years. The Strata Council decided that the most prudent approach was to avail the Strata of the reduction at this time. *(See Finance below.)*

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: irrigation system blow out (September 22) and Telus fibre optic installation (October 9)
- . Forms B and requested documents provided to the realtors in connection with the sales of 23 Farrell Drive and 355 Davis Avenue.

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 at dianamatsuda@shaw.ca.

The following **updates** have been made to the website: new photos on the Gallery page, notices about Shelly Creek Park and opportunity to play mahjong as well as an item for sale.

Finance:

- . Please see attached final financial statements as at August 31, September 30, and October 31, 2024 and budget worksheet.
Motion to accept: Don Bower
Seconded: Walter Scuccato
Carried unanimously.
- . **Motion** for the Strata to use the reduction to the 2024 semi-annual utilities notice offered by the City of Parksville on October 1, 2024 in lieu of opting for a one-time rebate on a possible water leak which might occur in the next five (5) years.
Motion to accept: Don Bower
Seconded: Jane Still
Carried unanimously by electronic means.

- . **Motion** for the Treasurer to transfer \$10,000 from the Strata's contingency account to its operating account to cover the City of Parksville semi-annual utilities notice.

Motion to accept: Don Bower

Seconded: Paul Edelenbos

Carried unanimously by electronic means.

Such transfer has taken place.

Old Business:

- . *Telus*

Further to a request from Telus, an inspection of the Strata property was carried out in order to determine whether a fiber optic cable for feeds to individual houses could be installed, at no cost to the Owners.

The Strata President, and the Owner of 21 Farrell Drive, a former Telus employee, met with the contractor to determine what would be involved.

- . *Request for clarification with regard to the Water Base Structure Fee amount as reported by the Accountant in the annual report, in comparison to that reported by the Strata.*

An explanation was provided by the Treasurer to the Owner of 27 Farrell Drive regarding the method of reporting Strata expenditures in its annual financial statements.

Owners who would like a copy of this correspondence may contact the Strata Secretary at VIS4577@gmail.com.

New Business:

- . *Front lawn fence at 349 Davis Avenue*

A complaint was recently received regarding the fence on the front lawn at 349 Davis Avenue. The Owner was notified that the fence must be removed and the situation has been resolved.

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, January 8, 2025** at 346 Davis Avenue.

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 10:40 a.m.

Moved by: Sue Atha

Seconded by: Fred Smith

Carried unanimously.

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