

**Strata Corporation VIS 4577**  
**Strata Council 2024-2025**  
**4 September 2024**  
**5 Farrell Drive**

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

**Absent:** Fred Smith

Don Bower called the meeting to order at 10:04 a.m..

**Motion** to accept minutes of last meeting July 29, 2024.

Moved by: Sue Atha

Seconded by: Walter Scuccato

**Carried unanimously.**

**Infrastructure:** Walter Scuccato

- . Water meter readings: below the normal readings for this time of year.
- . Strata sanitary septic system: operating normally; annual maintenance of the lift station to be carried out on or about September 6.
- . Strata irrigation system: operating normally.
- . Water leak at 14 Farrell Drive: repairs have been made to the sidewalk and the missing grass has been replaced.
- . Application to the City of Parksville requesting a reduction of the cost of the water which will be charged to the Strata in the second half of the year: no response yet received.
- . Cracks in the streets: the advice of the contractor is that repairing all of the cracks in the streets would not be cost-effective. Walter Scuccato has found a trial solution 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. The Strata is waiting to see if this effectively addresses the problem.

**Secretary:** Rae Davies

- . The following notice was sent to Strata Owners/residents: cougar sighting (August 19)

**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](mailto:dianamatsuda@shaw.ca).

The following **updates** have been made to the website: numerous photos added on the Gallery page, as well as a free item on the Buy/Sell page. The Home page has been updated with a new photo of a fabulous hummingbird taken by Paul Edelenbos and a slideshow of the recent Strata garden tour can be accessed from the Home page, Gallery or Garden Tips page.

**Finance:**

- . The necessary steps to update the authorizations at the Bank of Montreal and the Strata's post office box at the Parksville branch of Canada Post have been completed.
- . Please see attached final financial statements as at July 31, 2024 and budget worksheet.  
Motion to accept: Don Bower  
Seconded: Walter Scuccato  
**Carried unanimously.**

**Old Business:**

- . *Adjustment to the curb at 348 Davis Avenue*

The recent replacement of the curb at 348 Davis Avenue has resulted in a change of the grade on Davis Avenue. Water and debris now pool at the curb at

346 Davis Avenue. This is not only unsightly but it restricts the flow of water to the drain which is near Butler Avenue.

While not completely resolving the problem, the seam in the curb has been repaired to the extent possible.

**New Business:**

. *Telus*

A request has been received from Telus to allow an inspection of the Strata property in order to determine whether a fiber optic cable for feeds to individual houses could be installed. Before granting such permission to Telus, Council will look into what this might involve.

. *Request for information regarding Strata water usage*

Copies of recent water bills from the City of Parksville are being provided to and at the request of the Owner of 27 Farrell Drive.

. *Vehicles parking on the sidewalks*

Strata Owners are requested to ensure that the vehicles of visitors to their property do not extend onto the sidewalk. Blocking the sidewalk can pose a danger to people (particularly those with mobility issues) if they are required to walk on the street.

Visitors with oversize vehicles are encouraged to park either on Hamilton Avenue or on Butler Avenue.

**Date of Next Council Meeting:**

. The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, November 6, 2024** 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 10:40 a.m.**

Moved by: Jane Still

Seconded by: Walter Scuccato

**Carried unanimously.**

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