

Strata Corporation VIS 4577
Strata Council 2025-2026
6 August 2025
5 Farrell Drive

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

Absent: Dan Smith

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

Motion to accept minutes of last meeting July 2, 2025.

Moved by: Walter Scuccato

Seconded by: Fred Smith

Carried unanimously.

Motion to accept minutes of the Annual General Meeting of Owners July 24, 2025.

Moved by: Don Bower

Seconded by: Sue Atha

Carried unanimously.

Election of officers:

. The following officers were elected for the year 2025-2026:

President:	Don Bower, 5 Farrell Drive	250-586-5960
Vice-President:	Dan Smith, 21 Farrell Drive	778-674-5854
Secretary:	Rae Davies, 346 Davis Avenue	250-248-2976
Treasurer:	Sue Atha, 18 Farrell Drive	250-539-5530
Infrastructure:	Walter Scuccato, 286 Smith Place	250-895-4999
Member at large:	Fred Smith, 13 Farrell Drive	250-248-8181
Member at large:	Jane Still, 6 Farrell Drive	250-937-9907

. Attached is an updated contact list for the members of the Strata Council for 2025-2026.

Infrastructure: Walter Scuccato

- . Water meter readings: within the normal range for this time of year.
- . Strata sanitary septic system: operating normally.

Secretary: Rae Davies

- . The following notice was sent to Strata Owners/residents: Stage 4 watering restrictions (July 31).

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: slideshow of the recent neighborhood block party as well as a photo of the beautiful artwork on the cabinet doors of the street library (see *Old Business* below). Both are posted on the Neighbors page with links from the Home page.

Finance:

- . Please see attached financial statements as at June 30 and July 31, 2025 and budget worksheet.

Motion to accept: Sue Atha

Seconded: Don Bower

Carried unanimously.

- . *Banking issues:*

The Treasurer will take the necessary steps to update the signatories on the Strata's accounts at the Bank of Montreal, for the new and outgoing Council

members. In addition, the Treasurer will discuss with the Bank the current amount of monthly bank charges.

. *Renewal of accounting software*

Given the large increase in the annual subscription cost of the accounting software used by the Strata, the Treasurer has looked into various alternatives and has concluded that the best course of action is to continue using the current accounting software.

Old Business:

. *Front yard landscaping:*

Proposed amendments to Section 43 of the Strata Bylaws relating to landscaping maintenance were presented to, and adopted by a $\frac{3}{4}$ vote, by the Strata Owners at the Annual General Meeting which took place on July 24, 2025. These amendments will be included in the Strata's Bylaws and filed with the B.C. Land Title Office. Once registered, the updated Bylaws will be hand-delivered to the Strata Owners (see *New Business* below.)

The report of the Committee that looked into alternatives to grass front lawns, which suggested guidelines as well as the rationale for the proposed amendments, was included in the package that was delivered to the Owners in connection with the Annual General Meeting held on July 24, 2025. A further copy of the report is attached for the convenience of Strata Owners.

Once again, the Strata Council extends its thanks to the members of the Committee, Paul Edelenbos, Jane Still, Kim Longmuir and Margo Southall, for their hard work and extensive research in preparing this report.

. *Neighborhood block party*

The annual neighborhood block party, hosted by Diana and Massey Matsuda, took place on Wednesday, July 30 and was very well-attended.

Unlike in some previous years, fresh hamburgers were provided in lieu of frozen ones, which resulted in a minor shortfall in the funds collected from those who attended and, therefore, no disbursement will be made to the Friends of Shelly Creek Park.

Pictures from the party have been posted on the Strata's website but, given that the site is no longer password protected, names of the individuals whose pictures are shown have not been posted.

- . *Painting of cabinet doors in old mailbox kiosk*

The painting of a beautiful scene on the cabinet doors of the street library in the old mailbox kiosk by Val Wheeler, an accomplished artist, has been completed.

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

- . *Emergency preparedness*

The Emergency Program Coordinator of the City of Parksville was on hand prior to the start of the Annual General Meeting which was held on July 24, 2025 and gave an excellent presentation on the subject of emergency preparedness measures.

An information package was provided to Strata Owners either in person at the Annual General Meeting or subsequently delivered by hand to those who were not in attendance.

New Business:

- . *Theft*

A vehicle which was parked at 5 Farrell Drive was recently broken into. This is a reminder to all residents that attention should be paid to ensuring that both vehicles and garage doors are locked in order to deter property crime.

- . *Renewal of Hosting Nation Internet Services*

Statistics from Hosting Nation, the Internet Service Provider for the Strata's website, show a very positive increase in the number of visitors to the site, particularly since the password protection was removed earlier in 2025.

Given the positive feedback, the yearly service for hosting the Strata's website has been renewed.

. *Bylaw amendments*

Amendments to Section 43 of the Bylaws, landscaping maintenance, were approved by a $\frac{3}{4}$ vote by the Strata Owners at the Annual General Meeting which was held on July 24, 2025 (see *Old Business* above).

These amendments will be included in the Strata's Bylaws and filed with the B.C. Land Title Office. Once registered, a copy of the updated Bylaws will be hand-delivered to the Strata Owners.

. *Dates for Strata Council meetings for 2025-2026 (to be held at 10:00 a.m.):*

. October 8	5 Farrell Drive
. December 10	18 Farrell Drive
. February 11	346 Davis Avenue
. April 8	286 Smith Place
. May 6	21 Farrell Drive
. June 10	13 Farrell Drive
. July 8	6 Farrell Drive

The Annual General Meeting of the Strata Owners is tentatively scheduled to take place on Tuesday, July 21, 2026.

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, October 8, 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 10:45 a.m.

Moved by: Jane Still

Seconded by: Fred Smith

Carried unanimously.

Strata Council 2025-2026

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