

Strata Corporation VIS 4577
Strata Council 2025-2026
20 July 2026
5 Farrell Drive

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

By invitation: Mike Bratt, 294 Smith Place

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

Motion to accept minutes of last meeting July 6, 2026.

Moved by: Jane Still

Seconded by: Walter Scuccato

Carried unanimously.

Infrastructure: Walter Scuccato / Fred Smith

- . Water meter readings: within the normal range for this time of year.
- . Strata sanitary septic system: operating normally.
- . Storm drains: arrangements are being made to have them cleaned out since this was last done in 2024.
- . Strata irrigation system: In accordance with the City of Parksville Level 4 watering restrictions, the system remains off.

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: submitting requests to the Strata Council (July 6) and neighborhood BBQ (July 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, the input of all residents is welcome. 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@telus.net.

The following **update** has been made to the website: in the Notices page, **Strata utilities survey information has been posted.**

Finance: Sue Atha

- . Please see attached financial statements as at June 30, 2026 and budget worksheet.
Motion to accept: Fred Smith
Seconded: Dan Smith
Carried unanimously.

Old Business:

- . *Location of Strata utility lines*

Work has been completed by PCI Surveys, a company hired to determine the location of the various utility lines within the Strata. Water, electrical, sewer, gas and cable lines have been mapped out for each Strata lot.

All of the information that would typically be available in a Call Before You Dig line for city property is now available to all Strata Owners on the Strata Chatter website.

Owners are encouraged to check out the information prior to digging or planting trees in their front yards to prevent damage to the Strata infrastructure.

On behalf of the Owners, the Strata Council thanks Diana Matsuda, the Strata Webmaster, for her work in this regard.

Dan Smith, Vice-President of the Strata, who will also give a short **presentation** at the end of **the Annual General Meeting on July 23**. Owners may call him or ask him at the AGM should they have any questions about the information.

On behalf of the Owners, the Strata Council extends its sincere thanks to Dan Smith for all of the hard work which he put into this project and seeing it to its fruition.

. *Annual general meeting*

The Annual General Meeting is scheduled to take place on **Thursday, July 23 at 7:00 p.m.** at the **Parksville Community Centre**, 223 Mills Street.

The package for the Annual General Meeting has been 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 property at 354 Davis Avenue*

A complaint has recently been received about the condition of the property at 354 Davis Avenue and the Strata Council advised the Owner that the situation must be addressed immediately.

Progress continues to be made to resolve the issue.

. *Annual Neighborhood BBQ*

This year's Strata neighborhood BBQ is scheduled to take place on **Thursday, August 13**. A notice setting out the details was sent to residents on July 16.

New Business - None

Date of Next Council Meeting: to be determined by the Strata Council of 2026-2027

Motion to adjourn at 10:40 a.m.

Moved by: Fred Smith

Seconded by: Jane Still

Carried unanimously.

Strata Council 2025-2026

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