

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

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

Don Bower called the meeting to order at 10:32 a.m..

**Motion** to accept minutes of last meeting May 6, 2026.

Moved by: Don Bower

Seconded by: Dan Smith

**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.

**Secretary:** Rae Davies

- . The following notice was sent to Strata Owners/residents: date of Strata Council meeting (May 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, 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](mailto:dianamatsuda@telus.net).

**Finance:** Sue Atha

- . A draft operating budget for the fiscal year June 1, 2026 to May 31, 2027 was discussed. The proposed operating budget will be presented to and voted on by the Strata Owners at the Annual General Meeting to be held on July 23 (see *Old Business below*).

**Old Business:**

- . *Location of Strata utility lines*

Work has recently been carried out 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 reports from the survey company have now been received. The Strata is waiting for the hard copies of the drawings but has all of the GPS location and mapping data available.

A PDF of the Strata with the electrical, sewer, gas and cable lines overlaid is expected to be accessible on the Strata's website soon. In the meantime, should Owners wish to obtain this information for whatever reason, they may do so by contacting Dan Smith, Vice-President of the Strata.

The shut-off valves at some of the properties in the Strata cannot easily be found and arrangements are being made to mark them so they are easy to locate with a simple metal detector. With the information that the Strata has, they should be discoverable with a measuring tape but they will be marked as well. Owners of the properties in question will be so advised.

All but 3 water shut-off valves have been found and the Strata Council has decided, given the potentially substantial cost of trying to locate them and the unlikely chance of needing any of those specific ones in the future, no work will be done in this regard until (or if) the need arises.

- . *Depreciation Report – new replacement cost analysis*

The Strata recently received from Bell Real Estate Consultants, who prepared the Strata's Depreciation Report for the period as of June 1, 2023, the replacement cost new analysis 2026 update letter for the Strata, for insurance purposes. This is the Strata's first of two no-fee update letters. (For further information, please

refer to the minutes of the meeting of the Strata Council which took place on June 5, 2025.)

A copy of this replacement cost analysis has been provided to Waypoint Insurance, the Strata's insurance broker.

- . *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 will be 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.

- . *Request for Owners to join the Strata Council for 2026-2027*

As noted above, the Annual General Meeting is scheduled to take place on Thursday, July 23. **All Owners are requested to consider becoming a member of the Strata Council.**

Don Bower has advised the Strata Council of his decision to step down as a member of the Strata Council as of the date of the upcoming Annual General Meeting.

## **New Business**

- . *Updated irrigation schedule and some additional watering days*

A request has been received by the Strata Council from the various Owners on Smith Place asking that a third watering day be added to their irrigation schedule.

After a review of the water usage from May 1 to July 23, 2025 by the irrigation system versus the water usage by the Strata as a whole, the Strata Council has decided that each of the three zones will have watering three days a week.

The following is the schedule for the operation of the irrigation system. The water comes on progressively by zone in each area.

Area 1. (14 zones)

#2 to #23 Farrell Drive and #287 Smith Place  
Tuesday, Thursday and Sunday mornings

Area 2. (5 zones)

#286 to #299 Smith Place less #287 (*see above*)  
Monday, Wednesday and Friday mornings

Area 3. (4 zones)

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

**Date of Next Council Meeting:**

The next meeting of the Strata Council which was scheduled to be held at 10:00 a.m. on Wednesday, June 10 has been moved up to **Monday, June 8, 2026** and will take place at 13 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 11:15 a.m.**

Moved by: Jane Still

Seconded by: Dan Smith

**Carried unanimously.**

Strata Council 2025-2026

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