

**Strata Corporation VIS 4577**  
**Strata Council 2025-2026**  
**6 May 2026**  
**21 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 10:02 a.m..

**Motion** to accept minutes of last meeting April 8, 2026.

Moved by: Fred Smith

Seconded by: Jane Still

**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.
- . Irrigation system: was inspected and turned on on April 30.
- . Storm drains: arrangements are being made to have them cleaned out since this was last done in 2024.

**Secretary:** Rae Davies

- . The following notices were sent to Strata Owners/residents: backyard irrigation (April 8), death of an owner (April 20), Level 2 watering restrictions (April 28), signage on properties (April 30)

**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).

The following **updates** have been made to the website: update on Shelly Park on the Notices page and photos on the Gallery page. As well, an introductory paragraph has been added to the home page to reflect the change in seasons and new items to look for on the site.

**Finance:** Sue Atha

- . Please see attached financial statements as at April 30, 2026 and budget worksheet.  
Motion to accept: Sue Atha  
Seconded: Don Bower  
**Carried unanimously.**
- . One of the Strata's Guaranteed Investment Certificates matured and has been reinvested, with interest earned, in the amount of \$76,493.90 for a five year rollover period at a blended interest rate of 3.36%.
- . A draft operating budget for the fiscal year June 1, 2026 to May 31, 2027 was presented and discussed. The proposed operating budget will be presented to and voted on by the Strata Owners at the Annual General Meeting to be held in July (see *New 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 but 3 water shut-off valves have been found.

A report from the survey company is expected to be issued shortly and further details will be provided to Strata Owners. Upon completion of the project, a comprehensive diagram of the location of the various utility lines on each property in the Strata will be accessible on the Strata's website.

The cost for this project so far totals \$4,760, within the \$5,000 which had previously been approved by the Strata Owners for this undertaking at the 2018 and 2019 Annual General Meetings.

The shut-off valves at various properties in the Strata are currently not easily identified and arrangements will be made to ensure that their locations are more visible on an ongoing basis. Owners of the properties in question will be so advised.

### **New Business:**

- *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 will be 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.

- *Front yard work at 346 Davis Avenue*

The Owner of 346 Davis Avenue advised the Strata Council of a plan to create an oval garden in the front yard and, in accordance with the provisions of Section 43(4) of the Strata Bylaws, submitted a design for this new garden.

After review of the proposed design, the Strata Council advised the Owner that approval had been given.

*Permission for temporary signage*

The Owner of 16 Farrell Drive submitted a request to the Strata Council to install a temporary sign at the entrance to the Strata on July 18 and 19 regarding participation in a local art studio tour, as well as a sign on the driveway of the property indicating the studio location. Both signs will be removed at the end of each day.

After reviewing the request, permission was granted by the Strata Council to the Owner.

*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.

**Date of Next Council Meeting:**

The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, June 10, 2026** 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 11:35 a.m.**

Moved by: Dan Smith

Seconded by: Walter Scuccato

**Carried unanimously.**

Strata Council 2025-2026

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