

Minutes from Strata 954 General Meeting, May 2, 2024

In Attendance: Norene Cragg, Yuko Uchida and Kareem Hassib, Ryan Brunt, Abe Buwalda, Todd Wasylyshyn, Wendy Karpuik, Susan Allison, Rhonda & Karl Dickson, and Cameron Baker.

Meeting was called to order at 7:04 pm

1. We had a quick review of the new website layout and content that is available online (<https://strata954.ca/>). Request for any additional content or ideas was made.
2. Abe presented the [Financial Statement](#) for period October 1, 2022 to September 30, 2023. Todd Wasylyshyn moved that this be approved, seconded by Susan Allison. This received unanimous approval.
3. Abe presented a [Budget Comparison Report](#)
 1. There had been a major water leak in the crawl space of Unit 10, 1600 Morey Road which affected our overall budget:
 1. Plumber was called to stop and repair leak
 2. First General Restorations came to clean up and replace bad insulation
 3. City of Nanaimo – Applied for leak adjustment – this was approved
 4. High electrical bill due to use of blowers 24/7 for a couple of weeks
 2. This resulted in approximately in an almost \$6,000 In unbudgeted expense
4. A quick review of the legitimate uses of [Contingency Fund](#)
5. Updates regarding:
 1. Roofing – all three building are now completed. We should be good for up to 25 years now.
 2. Parking lot as per: Depreciation report. Abe will look into getting quotes for repairs only at this point as this could be a liability issue.
 3. Deck(s) to be painted – Abe will visit all owners with decks to see which will be included in next year's budget.
 4. Aphid droppings. Ryan will assist in mitigating this issue. Possibly using ladybugs in the offending trees.
 5. Abe showed everyone how to access the Depreciation report on the website.
Some of the items needing attention soon are:
 1. Parking lot – asphalt cracks (potential liability issue)
 2. Insulating attic bathroom vents. Cameron Baker mentioned he had some mould buildup on his attic vent. We need to ensure all bathroom venting goes out, through the roof and not just into the attic. Any mouldy insulation will also need to be replaced and cleaned. All venting pipes to be properly insulated.
 3. Windows update – Unit 7 still needs replacement windows. We will wait until the fall and when we can see which windows are failing (condensation) to properly assess.
 6. Fencing. The wooden fence next to our chain link fence was taken down by our neighbours. We will investigate other privacy options for this.
6. Considerations for next year's budget:

1. Tree-line behind Building 1602.
2. Windows – Unit 7
3. Decks - refinishing
4. Cleaning windows est. \$500.00
5. As per the new Strata Act regulations, we are now required to add 10% of our operating budget to our CRF (Contingency Reserve Fund) every year. More information is available [here](#).
7. New provincial regulations re: Electrical planning report. We should be ok until 2028. More information is available [here](#)
8. Since the tree-line behind building 1602 cannot be trimmed properly this year, Abe has already spoken to Max about trimming away from the balcony of Unit 7. Susan also requested that the poplar tree at the corner of her building be trimmed. Abe will speak to Max about this.

Meeting was adjourned at 7:33 pm