

MINUTES OF THE MEETING OF STRATA COUNCIL
STRATA PLAN NW 2040
February 18th, 2025
HELD IN PERSON

COUNCIL IN ATTENDANCE

Derek Martinig - Strata Chair & President
Stephanie Salbach - Treasurer
Guilherme Camillo - Secretary
Alana Prociuk - Landscape Liaison

REGRETS

Fayyaz Fatehali - Maintenance Liaison

CALL TO ORDER

Meeting was called to order by the Strata Chair at 7:00pm.

STANDING BUSINESS

1. Approval of meeting agenda: The agenda was reviewed and approved.
2. Approval of previous meeting minutes (January 2025): The minutes from the previous meeting were reviewed ahead of the meeting and approved. They will be published on the website shortly.
3. Landscaping updates:
 - Following the discussion from the last meeting, council obtained the details of the standing contract with Beaudry Landscaping and shared them with Alana. Alana is scheduled to meet with Harry, the company owner, in early March for a walkthrough of the complex to determine the necessary work.
 - Beaudry Landscaping's contract is due for renewal in March. After reviewing the current terms, the council agreed that they remain satisfactory. Council has approved renewing the contract, noting the 5% increase.
4. Finance updates
 - Marsh & Marsh has provided the Q1 financial records, and Stephanie confirmed that everything appears in order. The records were shared with the entire Council.
 - Additionally, Marsh & Marsh confirmed that the transfer of excess funds (from the previous fiscal year) to the CRF has been completed.
 - Lastly, as discussed in the previous meeting, council was updated that the account type at Scotiabank has been successfully changed to the new Dual Rate Investment Account, which offers an interest rate of 3.15% with no additional fees.

PREVIOUS BUSINESS

5. Website updates

- Guilherme informed the council that a new opt-in dark theme has been added to the website, reducing eye strain during nighttime use.
- Additionally, the council discussed making the **DRAFT** minutes from the previous AGM available on the website. This update will be implemented shortly.

6. Building maintenance

- As Fayyaz was absent, no new discussion points were raised. Alana will assist him with any pending maintenance tasks as needed.
- Additionally, the council was updated that no further water ingress has been reported at **9145 Ridgemoor**.

NEW BUSINESS

7. Patio and carport light fixtures replacement.

- Council revisited the discussion on the light fixtures chosen and approved in the last meeting. While there were no technical concerns, the total cost—including labor—would significantly exceed the approved budget. As a result, Council selected a new fixture ([Kersley White Outdoor Lantern](#)), which is Canadian-made and locally supplied. Council will obtain additional quotes for installation and proceed with procuring the fixtures.

8. Roof leaking on 9247 Braemoor

- On February 9th, the owner of 9247 Braemoor informed council of an ongoing roof leak that had persisted since late December 2024. Council promptly engaged **Neo Roofing**, which will conduct an assessment and perform necessary repairs.

9. Depreciation report

- Following discussions at the last AGM and strong owner interest in obtaining a depreciation report, Derek secured three quotes from different firms (**Stantec**, **NLD Consulting**, and **Strata Engineering Inc.**) ranging from **\$5,100 to \$6,300**.
- After reviewing the proposals, the council decided to proceed with **Strata as Engineering Inc.**
- However, it was noted that none of the received quotes fall within the originally approved budget for this project.

10. Bridge engineering assessment

- Derek provided an update on efforts to secure an engineering assessment for the **Moorside Vehicle Bridge**. Progress has been slow, as most engineering firms specializing in bridges

typically handle large-scale projects, such as viaducts and highway infrastructure. At the time of the meeting, most companies had yet to respond with quotes. Council will continue outreach efforts to find a suitable firm.

Meeting was concluded at 8:03pm.

The next meeting is tentatively scheduled for mid-March 2025.