



**LITTLE QUALICUM VILLAGE VIS 4673
Council Meeting
November 01, 2021, at 6:30 PM
Lighthouse Community Centre, 240 Lions Way, Qualicum Beach**

Covid 19 Requirements

Proof of full vaccination with verification of ID is mandatory. Masks must be worn at all times except for the person speaking. This is a large room, so chairs are placed to allow for social distancing.

Approved Minutes of Meeting

Present – Strata Council

President: SL210 Dana Mellway
Vice President: SL004 Denise Monjo
Secretary: SL158 Rick Santa
Treasurer: SL187 Jim Turner

Absent: David Spinks (with notice)
Shawn James (with notice)

Guests: Bayview Strata & Rental Services
Terry Kerr
Rebecca Lawson
Proline Management Ltd.
Benjamin Langille
Paul Marrien
Andrew Spurning
Kelly Whitney

Observers: SLs: 004, 188, 187, 167, 167, 217, 135, 258, 085, 133, 224, 94, 226, 157, 158, 135, 119, 296, 258, 006, 018, 177, 177, 145, 080, 002, and 003.

1. Call to Order: This Council Meeting was called to order at 6:35 PM.
2. Determine if there is a quorum: Based on the Strata By-laws, with 6 members elected, 3 Council Members constitute a quorum. There being 4 Members present in person, a quorum was established.
3. The President to chair the meeting.
4. Approve the Agenda: A motion was made to approve the agenda as presented. Moved by SL187: Seconded by SL 210. The agenda was approved as presented.

5. Guest Speakers: Terry Kerr and team of Bayview Strata and Rental Services; Benjamin Langille and team of Proline Management Ltd. President introduced both property management teams. Each group was allowed 10 minutes per guest to introduce their companies and explain the benefits of strata management companies. For more detail on who they are and what they do, please see their proposals on our website.
6. Council started the question period by asking a relevant question to our strata to each guest speaker. Both companies were asked about difficulties in obtaining strata insurance on the island. Both mentioned the changes over the past few years which led to this difficulty.

Both were asked to explain the process for rules. Clear answers were received from both.

7. Owners were invited to ask the speakers questions one at a time so that all have a chance to participate. Owners asked both companies about their involvement regarding decisions. Both informed owners that they handle administrative matters, however, the Strata Owners, through their Council, gives direction to them and ultimately makes the decisions. Communications would be through the property management company. Both explained benefits in having property management such as helping reduce operational costs and providing professional and consistent advice to Councils, especially during transitions.

Once the question-and-answer period was up, the property management teams were thanked for their information, and they then left.

8. Other Business: The president sought feedback about the presentation from the audience of owners. The general consensus was that there was no reason not to hire a property management company, just from the standpoint of the amount of administrative work alone. They also provide professional and consistent aid to a strata. Owners present felt that the cost is outweighed by the savings in many other areas. They were impressed and were asked for ways of telling other owners the benefits of hiring a strata management company.
9. The next meeting is scheduled for Thursday, November 11, 2021, at 6:30 PM at the Lighthouse Community Centre.
10. Adjournment: There being no further business, the chair called for adjournment at 9:05 PM. Moved by SL158. Seconded by SL004. Carried.