

## **Seawind Strata Council Meeting**

### **Minutes of meeting held at The Rendezvous Room, April 7, 2024**



PO Box 5065

Port Hardy, BC V0N 2P0

#### **Call to order**

Meeting called to order at 4:03

#### **Attendees**

Erin, Ray, Jillian, Richard, Karla, Kat and owners Mike (32) and Kevin (10)

#### **Members not in attendance**

None

#### **Approval of minutes**

The minutes from the meeting of March 10, 2024 were nominated for approval by Kat and seconded by Richard. Motion passed.

#### **Reports**

Erin proposed that owner concerns be moved to the front of the report section of the meeting so that owners are not required to sit through the entire meeting. They are of course welcome to stay. The motion was seconded by Richard and passed unanimously.

#### **Owner Concerns**

Kevin, unit 10, is requesting permission to put a shed in his yard. It is a prefab shed with colours that fit the complex theme. This shed will not be visible to the majority of units. Erin motioned that this request be approved, Kat seconded and the motion passed unanimously. Note: Any sheds approved by council are conditionally approved until this matter returns to all owners at an AGM.

#### **Financial**

All necessary records are now in the treasurers hands, all bank information updated for new council to sign cheques. Contracting a bookkeeper to keep records up to date for monthly meeting reports is underway.

## **Maintenance**

Dryer vents are almost complete.

The city will no longer be doing the sweeping of our parking lot, but we are able to arrange for Swagger, who currently does the brining, to take over. Motion forwarded by Erin, seconded by Richard, passed unanimously.

The equipment left from the old gates needs to be removed. Erin motioned that Richard remove and dispose of these items. Motion seconded by Karla and passed unanimously.

## **Landscaping**

Jillian reports that planting will begin soon, and some examples include shasta daisys and wildflower seeds along the fenceline. Also the lilacs will be coming and Erin put forward a motion that we get a quote for digging holes for them as they will need to be quite large. Jillian seconded and it passed unanimously.

## **Old Business**

### **Website**

The website [www.seawindestates.com](http://www.seawindestates.com) is looking great and has been launched. There are contact forms on the website to register new maintenance issues or to contact the council with general questions.

### **Owner's Financial Concern**

Kat has investigated this concern to the best of her ability and is motioning that the information be presented to the owner. Richard seconded and the motion passed unanimously. Current council all agreed that investment account reporting could be highlighted for owners in routine reports so that we are providing up to date information about the strata assets.

### **EV Chargers**

Under the new legislation, the strata does not have to instal EV chargers We are required to have a full site electrical assessment by 2028 at the latest and should plan for this as soon as the budget allows as we are required to provide this information to buyers in the new version of Form F.

### **Garbage Barriers**

Having confirmed with Fox Disposal that it can be done, Erin motioned that we get a quote for barriers around the garbage containers. Kat seconded and the motion passed unanimously.

## **Gutters**

We have been provided a quote to replace all of the gutters in the complex. We would like to know if that is necessary or if there are other options, such as repair when possible. Erin put forward the motion to look into a quote for repair of the gutters, Ray seconded and it passed unanimously.

## **New Business**

### **Post Office**

Kat motioned that signing authority be moved to Karla, secretary. Richard seconded and the motion passed unanimously.

### **Garden Subcommittee**

Ray motioned that we have a subcommittee to deal with the upcoming gardening. Jillian seconded and the motion passed unanimously.

### **Paid Maintenance**

There has always been a paid maintenance position at Seawind Estates. Council confirmed that payments can be made to individuals as required for small maintenance jobs as well as any council work that exceeds what one would consider “volunteer”.

### **Trees**

Colin checked the trees and one hemlock needs to come down. He will not remove the wood but Leo will. We have received the quote, Erin motioned we arrange to have it done and Jillian seconded, approved unanimously. The work was completed April 16. Thank you for your cooperation in moving cars.

### **Bylaws**

Kat motioned that we have a subcommittee to look at decluttering the bylaws. Ray seconded and the motion passed unanimously.

## **Announcements**

The amended bylaw plan for the parking has now been accepted at the Land Title Office.

The council wants to acknowledge the tremendous amount of time and effort that Kat has been putting into our website. It looks fantastic!

## **Meeting Adjourned**

Meeting adjourned at 5:56. Motion by Karla, seconded by Kat.