



PO Box 5065

Port Hardy, BC V0N 2P0

Seawind Strata Council Meeting
Minutes of meeting held at The Rendezvous Room,
March 10th, 2024

Call to order

Meeting called to order at 4:10pm

Attendees

Erin, Kat, Richard, Jillian, Karla, Ray and Bob (owner)

Members not in attendance

None

Approval of minutes

The minutes from the meeting of February 11, 2024 were nominated for approval by Richard and seconded by Jillian. Motion passed.

A copy of these minutes are attached. This was a closed meeting to appoint members to fill the vacant positions on strata.

Reports

Financial

Kat (treasurer) reports that the Strata files are approximately 80% handed over, she now has control of banking and possesses the sole bankcard. There are 3 member profiles now completed at the bank with the fourth imminent, and this will provide signing power to enough on site representatives to cover any urgent needs. She further reports that she has received training from the previous treasurer and that our books are up to date.

In regards to the budget this has already been fixed and approved at our last GM. There is enough budgeted to cover a bookkeeper to deal with ongoing finances and an accountant as required. Kat will begin prioritizing the needs and determine next steps.

Maintenance

Erin and Richard reported that there is a concern with the gutter installation which is causing damage to yards, cement etc. There has been an unofficial quote that it may go upwards of \$100,000.00 to replace all of the gutters in the complex. At this point the plan is to determine which areas are a priority, what the actual financial cost will be and whether there is enough in the “special projects” column once the current expenses are up to date. There is also an ongoing issue with some of the deck fascia boards which will be further assessed as well.

There are some dryer vents which are not covered which leads to a concern of birds nesting. There is a work order in place and work on that will begin shortly.

In order to prevent any possible damage or injury, we will be getting an arborist to assess the trees on the property.

The cement pathways are in disrepair and we will also be getting an opinion on that from a professional to determine safety and maintenance needs. In the meantime a motion to paint some areas to make them more visible was put forward by Jillian and seconded by Karla. Jillian will take this on.

The exit and entrance signs have been lowered to allow a clear line of sight when pulling into traffic.

Landscaping

Jillian reports that we will be organizing a work party once again to continue the hard work begun last year. The sign and greenery at the intersection will be pruned and painted. Also, strata will be looking at bringing in some flowering trees, hardy perennials and other plantings to help bring beauty to us and much needed homes for the bees and other valuable creatures. Currently we are looking at cost free options, including investigating the availability of government grants etc.

The garbage containers are unsightly and Jillian will look into the costs associated with surrounding them with some kind of fencing or structure.

Old Business

Hot Water Tanks

Strata must have the age of all water tanks to provide to our insurance provider. Please send this information as soon as possible to Karla by email at karla.hansen@outlook.com or by text to 250-710-6817.

Website

Kat has been working on a website for our complex. The costs are minimal, and are covered in our current budget. This will be incredibly helpful for current owners and tenants as well as for realtors and potential buyers. There will be a contact section where residents can inform strata of maintenance issues among other things and areas for forms etc for realtors.

Facebook

Discussion of the Facebook site, whether to keep it, who is currently the admin? Determined that yes we will keep and take over the admin.

New Business

Financial Concern

Bob, owner, has expressed concern over a lack of information and clarity in regards to the finances when the Strata was transitioned from the private strata company to the then elected strata. Kat (treasurer) has not had time to delve into the historic financial information, but will now focus on finding as much information as she can. If the results of her search do not provide answers strata will enlist the help of a professional to ensure clarity.

Heat Pumps

There was discussion of heat pumps and the sound associated, as well as the steps required to install them. As there is a hole required in the exterior wall then any installation will require strata permission, as well as documentation on legal forms. This subject can be further discussed as required.

EV Chargers

EV chargers will become mandatory in 2035. There are some government grants available and strata will begin a soft exploration of this idea to determine what is involved.

Sheds

As discussed at our last general meeting, the subject of sheds is in need of further assessment. We will be looking at requirements such as colour, material, size, clearance etc.

Announcements

Ray Volk has joined strata.

As mentioned the previous minutes are included in this email. The strata positions have been filled as follows;

President: Erin Haigh 250-919-0349

Vice-president: Richard Kudra 250-735-1942

Secretary: Karla Hansen 250-710-6817

Treasurer: Kathryn (Kat) Chapman 250-888-7395

Landscaping Co-ordinator: Jillian Brown 250-230-4430

Member-at-large: Ray Volk 250-230-8655

Meeting Adjourned

Meeting adjourned at 6:04, motion by Erin, seconded by Kat.