

Seawind Strata Council Meeting

Minutes of meeting held at The Rendezvous Room May 5, 2024



PO Box 5065

Port Hardy, BC V0N 2P0

Call to order

Meeting called to order at 4:07pm.

Attendees

Erin, Ray, Jillian, Richard, Karla, Kat

Members not in attendance

None

Approval of minutes

The minutes from the meeting of April 7, 2024 were nominated for approval by Kat and seconded by Erin. Motion passed.

Reports

Owner Concerns

An owner asked whether all of the exterior vents had been cleaned, and also whether strata was responsible for the cleaning of interior vents. As this is an excellent question which others might also have it was brought forth. **The exterior vents** which have been replaced were cleaned, and the others are being cleaned over the summer with completion expected in July. **The interior vents** are the responsibility of the owners. Every two years strata arranges an opportunity to have someone come in to do any interior vents that owners want to have done, and more information will come about that soon.

Financial

Taxes are in process, bills are up to date and Kat is almost completely up to speed.

Maintenance

Soffit and roof work continues, with the focus being soffits in rain and roofs in sunny weather.

Screens on the new dryer vents are plugging up. We are aware of the issue and are working on a solution.

The new garbage cans and retaining walls are in process.

Landscaping

Swaggar has offered to dig holes for our plants for free and this will take place shortly.

Jillian has stepped down as committee chair for the gardening committee. The work will continue under maintenance with volunteers assisting.

Old Business

Gardening Committee

Kat motioned and Jillian seconded that we will get a quote from Seaside to cut back the overgrown bush at the complex's main sign. Currently our address is hidden by it. The motion carried unanimously.

Bylaw Committee

This committee currently consists of Kat, Ray and Richard. They will focus on creating a complete list of our complex rules written in a manner that is easy to understand and will be located on our website.

New Business

Asbestos Report

It has been confirmed that there is NO asbestos in the interior or exterior of our buildings. This report will be available on the website.

Attic Remediation

Once the last two roofs and the soffits are completed, all of the attics will have been remediated with new plywood and proper roofing and ventilation.

Perimeter Foundations/Drainage

Remediation work will begin to repair some foundation damage caused by improper drainage. Richard put forward a motion which Erin seconded to have Swagger determine what can be done to improve drainage throughout the property and to provide a quote. The motion passed unanimously.

Announcements

None

Meeting Adjourned

Meeting adjourned at 5:30. Motion by Richard, seconded by Jillian.