

Seawind Strata Council Meeting
Minutes of meeting held at Unit 17
June 9, 2024



PO Box 5065
Port Hardy, BC V0N 2P0

Call to order

Meeting called to order at 4:10 by Erin, seconded by Karla.

Attendees

Erin, Ray, Jillian, Richard, Karla, Kat

Members not in attendance

None

Approval of minutes

The minutes from the meeting of May 5, 2024 were nominated for approval by Kat and seconded by Jillian. Motion passed.

Reports

Owner Concerns

While the exterior of the units are mostly strata responsibility, some things are the responsibility of the owners, such as keeping windows and doors sealed with caulking. Some units have little to no flashing over the patio doors, so all owners must check and maintain the seals.

The movement of doors and windows is considered wear and tear but animal or human damage is not the responsibility of strata. Please send any questions to the maintenance section of our website www.seawindestates.com if you aren't sure... it can get confusing.

Financial

All continues to fall into place with the transition and with our current expenses.

Kat put forward a motion that we continue to use our current insurance company when it comes up for renewal in July. The quote they provided is within the budget and we have had no concerns or issues. The motion was seconded by Karla and passed unanimously.

We will start to look toward building our next budget in the fall.

Maintenance

There are some minor maintenance issues being dealt with regarding drainage and potholes.

The details are still being worked out in regards to the front doors being checked, painted and repaired as required. More to come.

Kitchen wastelines have been acting up in some units. If you are having an issue with yours please notify us through maintenance at www.seawindestates.com.

Erin put forth a motion that we look into the feasibility of selling the leftover soffits. Richard seconded and the motion passed unanimously.

Old Business

Gardening/Landscaping

As discussed last meeting we had the sign area cleaned up and it will be painted when we do the fence painting this summer.

New Business

Portable Hot tubs

Strata received a request from a new owner to be allowed to use a portable, inflatable hot tub on their patio behind a privacy fence. As this request was part of a purchase agreement strata discussed it at the time and agreed that we would say yes as this is a portable outdoor unit. Strata determined at this meeting that since this is not a permanent change to common property and can not be seen behind a fence it is not a requirement to have strata permission for portable, inflatable hot tubs. They are not permitted on decks or patios without privacy fences.

New Shed Request

There has been a request from unit 23 for a shed. The shed is 55”x48” and is consistent with the complex’s colours. Erin motioned we approve, Jillian seconded and the motion passed unanimously.

Luxury List

Kat put forward a motion that we create a “Luxury List” for the times when there is a surplus. This is when things have come in below budget and we end up with money in the account that hasn’t been assigned to anything else. There are always things that we would all like to see done, and we can make a list so that everyone can have a say. This was seconded by Richard and passed unanimously.

Some ideas that have come up so far are new exterior lights, forward motion on the long awaited front door painting, handrails where there are stairs, new curbs (not repaired but replaced properly) and new unit numbers, including on fences.

We really want to hear from as many people as possible... this is everybody’s home and we all have a say! Please go to the website and tell us what you think. Just use the maintenance button, its the only one we have. www.seawindestates.com

Meeting Adjourned

Meeting adjourned at 5:29.