

Seawind Strata Council Meeting

Minutes of meeting held at Karla's, Unit 17 October 20, 2024



PO Box 5065

Port Hardy, BC V0N 2P0

Call to order

Meeting called to order at 4:00

Attendees

Erin, Ray, Karla, Kat

Members not in attendance

Jillian, Richard

Reports

Owner Concerns

There were no owner concerns presented.

Financial

There is currently \$28,247 in our operating account. \$6,400 of that is already accounted for, and we have \$400 in outstanding cheques so that leaves \$21,500 that is unassigned. Our contingency is approximately \$143,000. We bring in roughly 17,000 in strata fees monthly.

Starting to work on the budget for 2025. There has been no deposit to the contingency account in the previous two years but this year we will be adding to it.

Swagger's (winter maintenance) rate is increasing by \$400/month to cover their substantial insurance increase. Next year's budget will reflect this increase.

The government now mandates that depreciation reports be done every five years so we have no choice this upcoming year. Our insurance appraisal is also due and the appraiser can do them at the same time for a special rate.

Maintenance

Unit 29's deck has still not been repaired. We are trying to find new contractors to get some of these outstanding repairs completed.

Soffit repair/paint touch up work is still ongoing.

The gutters have been cleaned and re-attached where required. We have been told that our gutters are in good shape and do not currently need to be replaced. New gutters will still be attached to the decks that are missing them.

Attic vents that were not finished will be completed by the end of November.

Hydro has been sent pictures of the hydro boxes, hopefully they will agree to wrap them.

Exterior dryer vents are to be cleaned this month (by strata) and information will be sent to owners regarding interior vent cleaning (owner responsibility) at that time.

Landscaping

There is nothing to report

By-laws Sub Committee

The committee suggests that instead of trying to make multiple changes to our current by-laws, which are quite lengthy, we consider starting new by-laws using the current government by-laws with a few additions which pertain specifically to our complex. The committee will continue working on this to present at the GM.

Old Business

None

New Business

None

Announcements

Next strata meeting to be held on November 10, 2024 at Karla's, unit 17.

Meeting Adjourned

Meeting adjourned at 5:30