

Seawind Strata Council Meeting

Minutes of meeting held at Karla's, Unit 17 November 10, 2024



PO Box 5065

Port Hardy, BC V0N 2P0

Call to order

Meeting called to order at 4:04

Attendees

Erin, Ray, Jillian, Richard, Karla, Kat

Members not in attendance

None

Approval of minutes

The minutes from the meeting of October 20, 2024 were nominated for approval by Kat and seconded by Richard. Motion passed.

Reports

Owner Concerns

Now moved to New Business

Financial

Current balances: **Operating account \$42,015.26** (outstanding cheques and account payable \$9532.85, available \$32,482.41)
 Contingency account \$144,743.49 (as of November 10, 2024)

We have adequate funds for the remaining planned work of the 2024 year, (see maintenance notes) and will carry any balance into the new budget as usual.

We are still working on obtaining secure access to the bookkeeping program. There are people not currently on council, and without an official role authorized by current council, who need to relinquish access before the books will be brought up to date for the financial year.

Kat presented a motion that council approve any and all action required to retrieve previous records and full access to the software paid for by the previous council. The was seconded by Richard and passed unanimously.

Maintenance

We have replaced 6 outdoor taps in the last few years. While the tap itself is the strata's responsibility to replace due to wear and tear damage, **damage caused by neglect or negligence on behalf of the owner/tenant then becomes the financial responsibility of the owner.** One of the biggest culprits, which does become owner responsibility, is the hose itself! **Please disconnect hoses from the tap!!! If they freeze they can and will damage the tap!!!**

We are almost out of salt. Erin put forth a motion that we purchase and store a flat of salt and store it in a locked storage area. Jesse would be provided a key for that area as he will be responsible for the use of it.

The strata has purchased a ladder for use in the complex.

Landscaping

No report

Old Business

By-laws

The by-law committee may not be prepared to present options at the upcoming AGM as this is proving to be very complex. Some by-laws which need to be addressed include the number of strata members required and outbuildings.

Dryer Vents

The work on the dryer vents is ongoing.

Hydro Boxes

Erin has contacted BC Hydro and there is a fee (\$2000) that hadn't been previously mentioned by them. Erin put forth a motion that we do not continue with this process as it is not really worth it. Ray seconded and the motion NOT to continue was passed unanimously.

New Business

Owner Concerns

Karla (unit 17) wants to let people know that unlocked cars are not a good idea here as someone did take some items from her car somewhere in the last two weeks.

AGM Preparations

The location has been booked for February 9, 2025. The next strata meeting will focus primarily on AGM planning and details will come ASAP.

2025 Budget

The budget will be ready for the AGM

Luxury Item List

As previously mentioned, strata would like to come up with a list of projects which could be added as special projects when we find ourselves with money left over in the budget. Some examples so far include: gazebo, planter boxes, book exchange, parking lot and curb painting, stair painting, new fence, new exterior lights (by front doors), painting front doors, repaving driveway, and a map sign with unit numbers.

Keep your eyes out for a **SURVEY** in the next few months where we will be looking for input on that and the budget.

Unauthorized Outbuilding

An outbuilding was erected at unit 14 without first obtaining approval from the strata council. Because this building exceeds height and visual parameters Kat motioned that the owner be asked to remove the greenhouse within one month. The motion was seconded by Karla and passed unanimously.

Announcements

Meeting Minutes

As not all owners live in the complex and not all email addresses are kept current, the emailing of the monthly minutes has been discontinued. These minutes will continue to be available to all on the website www.seawindestates.com

Meeting Adjourned

Meeting adjourned at 6:21, next meeting to take place at 4:00 on December 8, 2024 at Karla's, unit 17.