

Seawind Strata Council Meeting

Minutes of meeting held at Karla's, Unit 17 January 19, 2025



PO Box 5065

Port Hardy, BC V0N 2P0

Call to order

Meeting called to order at 4:03

Attendees

Erin, Jillian, Richard, Karla, Kat

Members not in attendance

Ray

Approval of minutes

The minutes from the meeting of December 8, 2024 were nominated for approval by Kat and seconded by Jillian. Motion passed.

Reports

Financial

Current balances: **Operating account** \$49586.26 at 31 December 2024 (year end)
 \$64,100.27 with \$8889.39 in outstanding cheques (Jan 19)
Contingency account: not available online today, approx. balance is \$145,000

Alternate budgets for 2025 discussed, emphasizing increased transparency in reporting (more details of expenses) with new categories of spending for the strata website, accounting software and separating out groundskeeping and snow removal/brining/associated winter safety from routine maintenance. Maintenance will be recorded as emergent or routine or special project.

Exact budget numbers are pending the last entries into the 2024 books which will be complete by the end of the coming week, as the actual 2024 numbers will be used to inform amounts set aside for each expense category in 2025. Where one-off expenses such as the depreciation report are planned, an estimate is provided if available.

The plan is to present the budget at the AGM with itemized lists of what is planned in each maintenance category for 2025, though the current council notes that the priorities for special project maintenance may alter once the depreciation report is received (earliest date April 2025)

Maintenance

Patio gutters are done and deck painting is complete apart than two which need warmer weather. There is a new drainage issue which will be remediated, cost estimate \$5000. The stairs and breezeways are looking dirty and green. Maintenance will power-wash and will get a quote on painting. Fence repair to begin at the end of February Stucco paint – some small spot repairs will be happening.

Old Business

Survey Report

The survey contained a list of proposed maintenance and improvement projects for the complex, with participants able to select more than one choice.

We received a total of 32 responses to the survey, which was far higher than anticipated, and demonstrates the need for ongoing engagement with all the owners and residents as 2025 unfolds.

65% of the respondents selected fence repair/replacement.

56% of the respondents selected stucco repair and painting.

53% of the respondents selected drainage

The three next highest selections were front door painting (37%), pavement repair (31.25%) and cleaning walls and gutters to remove staining (31.25%)

Additional suggestions from the participants included cameras in the parking lots/gates, traffic arrows and signage for one-way traffic, repair of any exterior rotting wood trim, repair and painting of the stairways to the upper units, and a gate in the fence to allow pedestrian access through the rear of the complex to Highway 19.

The council will use this information to inform budget decisions, and will ensure the results are available to the 2025 council for further implementation.

New Business

Written Permission

Currently our bylaws state that written permission is required to make changes to community property. Karla put forward a motion that strata create a process for owners to ask for and receive written permission. Seconded by Kat. Motion carried unanimously

Announcements

Pre-AGM Package

A reminder to all that the Pre-AGM package will be sent out soon. **Please be sure to check your spam!!!** It is important that you check for your package, and if you haven't gotten it by (Feb 6th) please let strata know ASAP.

Meeting Adjourned

Meeting adjourned at 6:13.