

Seawind Strata Council Meeting

Minutes of meeting held at Rotary Room April 13th 2025

Call to order

4:05 PM

Attendees

Erin, Brett, Jillian, Richard, Juliette (unit 23)

Members not in attendance

Kat

Approval of minutes

The previous meeting was a closed meeting so no approval of minutes was needed.

Reports

Owner Concerns

Financial

Current balances:

Operating account \$42,015.26 (Outstanding cheques and account payable: \$3,334.87 available \$38,680.39)

Contingency account \$176,407.71 (as of April 13th, 2025)

\$30,000 has been transferred to the contingency account as planned in the budget.

Maintenance

-Slow kitchen sinks can turn into large problem. Email strata ASAP with this form if your kitchen sink is draining slowly: <https://seawindestates.com/contact/>

-Between March and April: Unit 50 and unit 52 had issues with their kitchen sink. Both were fixed by maintenance.

-Unit 23, unit 31, 27, 39 had to have a plumber come twice to fix the issue with their kitchen sinks.

New Business

Dead cedars

Erin put forth a motion to remove the dead cedars on the property. The motion was seconded by Jillian and passed unanimously. Maintenance will remove the dead cedars on the property.

Tree at back of property

Jillian put forth a motion to remove the fallen tree at the back of the property. The motion was seconded by Nicole and passed unanimously. Maintenance will remove the dead tree.

Drain issues

To deal with ongoing plumbing issues due to slow drainage of the kitchen sink Brett put forth a motion for yearly preventative maintenance care program. The motion was seconded by Erin and passed unanimously. This preventative maintenance care program is to start May 15th 2025 in each block of units. Erin to purchase the supplies needed at Home Hardware to proceed on this maintenance plan.

Depreciation report

The depreciation report was moved to May 13th due to staffing shortage at the company. The company needs 3 homes to inspect for the report. Unit 19 volunteered their unit and we are pending confirmation on two other units.

Decision making between meetings

If decision making is needed in between strata meetings the process of emailing strata council was confirmed as the correct process.

Bylaw wording

Erin put forth a motion to review bylaw 7 & 8 wording. Richard to look into what BC bylaws say. This was tabled for another meeting.

Window cleaning

Erin is organizing a day for a window cleaner to come up to clean exterior windows of the strata that are hard to reach. This will be done at the owners expenses. If you are interested in would having your exterior windows cleaned please send an email to strata with the form here: <https://seawindestates.com/contact/>

Gutters

Recommendation to clean the gutters more frequently. 3 times a year. The motion was seconded by Richard and passed unanimously.

Unit 52 rock

Bob unit 52 requested rock to be placed on common property by his fence. The council unanimously voted against this for safety reasons.

Unit 13 and unit 8 fence

Unit 13 and unit 8 put in a request for fence in previous footprint with the same height. The council unanimously voted in favour.

Unit 19 dishwasher

Unit 19 presented their plan to strata for their proposed dishwasher install to their unit. The motion was seconded by Erin and passed unanimously.

Globe light at gate

A motion was brought from Erin to replace both broken globe lights at the entryway. The motion was seconded by Richard and passed unanimously.

Community garden

Juliette (Unit 23) proposed a motion to create community garden boxes behind the visitor parking area, near the back fence. The motion was seconded by Brett and passed unanimously. Erin will draft a contract for owners or tenants who wish to apply for a garden box to sign. In 2025, we will begin with three boxes as part of a pilot project overseen by the landscaping team. Each garden box must be kept in good condition. If the tenant or owner moves out, they are responsible for either transferring the box to someone else or fully removing it. Failure to do so will result in a \$250 removal fee. The boxes will be built using upcycled leftover fence wood, lined with fabric, and stained with the approved fence stain.

Old Business

Banking changes

Nicole (secretary) to be added to signing authority. Nicole (secretary) and Kat (treasurer) to coordinate a time to get this done.

Website updates

All website updates, including updating new strata members have been done.

Bylaw changes:

Strata is looking into streamlining the strata bylaws. A bylaw committee will be created to review bylaw policy changes.

Landscaping

Raised wildflower bed

A motion was brought from landscaping (Erin + Jillian) for a raised wooden box wildflower bed to be placed behind the garbage cans. To make the bed they will be up-cycling boards from old property fences and staining the boards to the approved fence stain colour. The raised wildflower bed will be placed behind the dumpsters in the middle of the strata. The motion was seconded by Nicole and passed unanimously.

Announcements

Next meeting

The next strata meeting will be held Sunday, May 11th 2025 at the Rotary Room.

Council appointment and changed

At the closed meeting the following council appointments were made for 2025:

President: Erin Haigh

Vice President: Richard Kudra

Treasurer: Kat Chapman

Secretary: Nicole Gibson

General member: Jill Brown

General member: Bret Demoe

Karla Hansen stepped down from council.

Meeting Adjourned

Meeting adjourned at 5:48 PM. Motion by Erin, seconded by Richard.

