

## Seawind Strata Council Meeting

### Minutes of meeting held at Rotary Room June 22nd 2025

#### Call to order

4:05 PM

#### Attendees

Erin, Brett, Kat, Richard, Nicole, Jillian

#### Members not in attendance

#### Approval of minutes

The minutes from the meeting of May 11th 2025 were nominated for approval by Brett and seconded by Kat. Motion passed.

#### Reports

##### Financial

Current balances:

**Operating account** Approx. \$75,000 with \$43,500 in accounts payable including annual insurance, emergency plumbing charges and routine monthly costs. Note the annual insurance was under \$40,000 again.

**Contingency account** Approx. \$177,000

#### Maintenance

##### Plumbing issues

Units 21, 23, 25, 26, 37, 49, 43, 14, 16, 24 we're experiencing plumbing issues with the kitchen sink not draining. It was discovered that steel pipe was sloughing off in some of the units, exacerbating the issue, the steel pipe was switched to a plastic pipe to stop the sloughing off. If you are having any issues with your kitchen sink please contact maintenance on maintenance tab of the Seawind Estates website: <https://seawindestates.com/services/>

##### Breezeway power washing

Quoted \$350 from a contractor to clean both breezeways. Erin put forward the motion and the motion was seconded Kat by and passed unanimously.

### **Fixing exterior fence**

Quote for \$700 from a contractor fix the section of exterior wooden fence that is falling down. Erin put forward the motion and the motion was seconded by Kat and passed unanimously.

### **Baseboard change out of unit 12**

Replacement of baseboard in unit 11 from roof leakage **prior** to all the roofs being replaced is being done by Chris Drover.

### **New Business**

#### **Unit 19 new fence**

Unit 19 sent in approval for a new fence to be placed in the same footprint as the current fence. Erin put forward the motion and the motion was seconded Kat by and passed unanimously.

#### **Visitor parking**

A inquiry came from an owner asking if visitor parking could only be used for visitors and not for owners secondary vehicles. Strata would like to note visitor parking is first come first serve.

#### **Fence staining**

Now that it is summer strata would like to remind owners to stain their fence if the fence needs staining.

#### **Depreciation report**

The new depreciation report is done and is now available on the website.

#### **44 landscape plan**

Unit 44 landscape pilot project has been approved with review at end of summer.

### **Old Business**

#### **Unit 29 deck**

Unit 29 deck is in process of having the vinyl membrane replaced by hired contractors from the strata.

## **Announcements**

### **Next meeting**

The next strata meeting will be held Sunday, July 13th 2025 at 4:00 PM at the Rotary Room.

### **Meeting Adjourned**

Meeting adjourned at 5:30 PM. Motion by Nicole, seconded by Kat.