

## Seawind Strata Council Meeting

### Minutes of meeting held at Rotary Room July 13th 2025

#### **Call to order**

4:08 PM

#### **Attendees**

Erin, Kat, Richard, Nicole, Jillian

#### **Members not in attendance**

Brett

#### **Approval of minutes**

The minutes from the meeting of June 22nd 2025 were nominated for approval by Erin and seconded by Nicole. Motion passed.

#### **Reports**

##### **Financial**

Current balances:

**Operating account \$88,064.38** (as of July 14th, 2025) There are multiple large cheques outstanding (e.g. insurance, depreciation reports)

**Contingency account \$177,385.84** (as of July 14th, 2025)

Depreciation report discussed at introductory level. We have the capacity to save more in the next 5 years to be prepared for larger costs anticipated in the 5-10 year range. Saving more now (adding to contingency) will get us well set for the future remediation needs.

## **Maintenance**

### **Forest levelling**

Strata will be doing some forest levelling work behind unit 12 in the forest area. Maintenance will be begin to level it out to flatten the land overtime.

### **Deck on unit 29**

Work on deck 29 has been started. Strata wanted to note a large ant nest was found.

### **Unit 47 + Unit 43 (check this)**

Strata is getting a quote from contractor to repair missing stucco at top of unit 47 + unit 43.

### **Drainage between unit 47 + unit 49**

Strata put forward a motion to modify the drainage plan between unit 47 + unit 49. The new plan is to proceed with putting rocks in the area as planned but to route a drainage pipe to the storm sewer grate directly which will decrease costs. Erin put forward the motion and the motion was seconded Kat by and passed unanimously.

### **Snow removal**

Our current snow removal company has offered a three year contract which the council will review.

### **Trim unit 52**

The exterior trim around unit 52 needs to be replaced. Contractor Chris Drover will be doing the project. Erin put forward the motion and the motion was seconded Jillian by and passed unanimously.

## **New Business**

### **Treasurer resignation**

Our current treasurer is stepping down due to personal reasons, and has kindly provided the strata with ample notice. Her contributions have been exceptional and deeply appreciated. As she transitions out of her role, Kat will be offering support to ensure a smooth handover.

If you're interested in getting involved with council, now is a great time to join. Please feel free to reach out through the contact form on the Seawind website: <https://seawindestates.com/contact/>

## **Book keeping**

Currently strata is handling the book keeping internally with our treasurer doing the book keeping. Strata will be outsourcing the book keeping to a 3rd party book keeper with a transition over August.

## **Quite time reminder**

Strata would like to remind everyone of the quite times as set by Port Hardy bylaws which are: 10:00 PM - 7:00 AM. If you are having noise issues after the 10:00 PM please call the police.

## **Reminder from council**

Council would like to remind the strata that when communicating with Council members, it is expected that interactions remain respectful and constructive. Council members are volunteers. Please approach discussions with a spirit of collaboration and mutual respect.

## **Old Business**

### **Timeline on fence repair, repainting or replacement**

As a follow up from the last meeting all units who need to have their privacy fences repaired, repainting or replaced have been contacted via email. Strata set the deadline that all repair or replacements must be done by September 2026 and all staining must be done by October 2025.

## **Breezeways**

Power washing of the breezeways is nearly complete, with the remaining areas scheduled to be finished by the end of July. Council has received a quote of \$350 per breezeway to paint the breezeways. A pilot project has been proposed to paint the breezeways and stairwells black as a first step in transitioning away from the current green colour palette. This will help us test the new look ahead of larger painting projects, such as the trim and doors repainting. A free survey has been sent all owners the week of July 14th to get their feedback on this pilot project.

## **Announcements**

### **Next meeting**

The next strata meeting will be held Sunday, September 21st 2025 at the Rotary Room.

## **Meeting Adjourned**

Meeting adjourned at 6:41 PM. Motion by Nicole seconded by Richard.