

Seawind Strata Council Meeting

Minutes of meeting held on Zoom August 12th 2025 and in person meeting September 21st 2025

Call to order

4:18 PM

Attendees

Erin, Brett, Jillian, Richard, Nicole, Ryan from unit 15

Members not in attendance

Approval of minutes

The previous meeting minutes were approved by Erin and seconded by Richard.

Owner Concerns

Reports

Financial

Current balances:

Operating account \$49,506.35 (Outstanding cheques and account payable: \$4,500)

Contingency account \$178,042.51 (as of September 21st 2025)

Maintenance

No maintenance updates

New Business

Front Entrance Repair

Strata is dealing with ICBC to repair the front entrance. Superior Concrete, KCC and Chris Drover have been contacted to quote for the project.

Pavement

There are cracks in the pavement under the breezeway. If not fixed it will allow water to run into the foundation strata received a \$20,000 quote to remove, fix and replace the main walkway, just under the stairs to the parking. Work will begin as of September 2025 by Superior Concrete. Residents will be updated through the process. Motioned by Erin and seconded by Jill.

Power Washing of Gutter

Strata is getting quotes for power washing all the exterior gutters of the strata.

Building Trim

Strata is getting a quote from Chris Drover to replace all building trim for. This project is being planned for 2026. Strata would like to change the colour of the trim it will be brought to the AGM to vote on. They strata will be sending out sample images to the owners via email prior to the AGM of the colour options for owners to get a visual idea of what the trim painting options are.

Door Painting

Strata will present new door colour options at this years AGM. Strata propose covering the paint cost, estimated at \$2,000. If owners would like their doors painted sooner, there is an option to paint doors ahead of schedule at \$100 door. All owners would need to vote yes on this option to continue. Strata could also handle the painting at no cost, but this would likely take a couple of years, as other projects are currently prioritized.

Cleaning and painting

Strata was quoted by Triport Cleans to do the following: Cleaning 75 stalls for repaint, weed eating, using blower pressure washing edges, Painting: Curves, 75 stall and numbers, 4 speed bumps, Edges and Traffic control and protection. Motioned by Erin and seconded by Nicole.

Pest Control

Strata needs to do perimeter pest control spray as part of insurance. The cost quote to strata was \$2,252.25 by Wipe Out Pest Control LTD. The pest control must also be booked by Winter 2025. Erin put forward the motion to confirm the quote and book it. Motioned by Erin and seconded by Richard.

Unit 12

Unit 12 sent in a request for the following: Renovation of primary bathroom requiring a licensed plumber and electrician, movement of some outlets requiring a licensed electrician. This request was unanimously approved by strata.

Winter Maintenance

The below quote came in from Swagger for Winter maintenance. Strata will confirm the liability if the snow removal company causes damage on strata property. Once that is confirmed strata will proceed with the below quote. Motioned by Erin and seconded by Jillian.

Please find the cost outlined:

- John Deere 324G: \$155/hr
- Plow Truck: \$133/hr
- F350 Brine/Sander Truck: \$120/hr
- Fuel surcharge: 10%
- Late fee: 5% monthly on overdue balances
- Insurance premium: \$400/month (automatically applied)

New Treasurer

As noted in previous meeting minutes the current treasurer that has resigned due to personal reasons. Brett Demoe, current council member, has stepped into the treasurer position.

New Book Keeper

As noted in previous meeting minutes the treasurer that has resigned due to personal reasons. The treasurer was handling book keeping. Strata has found a new 3rd party book keeper to take over this task: Barb O'Connor. Motioned by Erin and seconded by Richard.

Old Business

Announcements

Next meeting

The next strata meeting will be held Sunday October 26th, at 4:00 PM in the Rotary Room.

Meeting Adjourned

Meeting adjourned at 5:44 PM. Motion by Erin, seconded by Richard.