

Seawind Strata Council Meeting

Minutes of meeting held at Rotary Room December 14th 2025

Call to order

4:05 PM

Attendees

Erin, Brett, Jillian, Richard, Nicole

Members not in attendance

Approval of minutes

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

Reports

Owner Concerns

Financial

Current balances:

Operating account \$53,465.09 (as of December 14th 2025) no outstanding cheques or account payable

Contingency account \$178,918.41 (as of December 14th 2025)

Maintenance

Patio deck gutters

Some units with a deck gutter have been experiencing overflow issues with their patio gutters. Carsons roofing has made a plan for how to fix this and strata is waiting on a quote from Carsons roofing.

Door and patio sealant

Strata would like to remind owners to check their patio window and doors sealant. This is the owner responsibility and it is important to ensure it is well sealed as we continue into the rainy season.

Disconnect your hoses for winter

Strata would like to reminder owners to disconnect their hose ahead of winter weather. Strata will not be responsible for damage caused by hoses that are not disconnected as strata has provided notice to owners.

New Business

Corner trim

Strata got a quote from Chris Drover to replace all the corner siding that has not been done. This project is imperative to weather proof and protect the exterior of the buildings. Chris Drover quoted \$1,800 per unit. Strata will get quotes from more contractors. This project will be voted on at the upcoming AGM.

AGM

The date of the 2026 AGM is Sunday February 22nd.

Unit numbers on fence

Strata would like to recommend all owners add unit numbers to their gate for safety purposes ex. In situations where emergency services may need to find your unit. Please use silver as the fence colour is quite dark and the silver will show up.

Sign for entrance

A motion was brought forward by Erin to get a quote for a sign at the entrance with a map of the units in the strata. The motion was seconded by Nicole and passed unanimously.

Dryer vents

A motion was brought forward by Erin for dryer vent cleaning. Strata is responsible for the exterior of the dryer vent. Strata got a quote from Rainforest Outdoor Pressure cleaning for \$25 a unit for the exterior dryer vent. Exterior dryer vent cleaning will take place on Sunday, December 21st, beginning at 9:30 AM. Strata is responsible for cleaning the exterior portion of the dryer vents. Owners are responsible for the interior portion. The cost for interior dryer vent cleaning is \$25 per unit. If you would like to have your interior dryer vent cleaned, please text

250-949-0804 with your unit number, and a time will be scheduled for your unit. The motion was seconded by Brett and passed unanimously.

Old Business

Concrete update

Unit 14 and the drainage project by the back entrance is ongoing but will be completed soon. Thank you for your patience.

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. Owners are encouraged to attend the AGM to vote on this topic. Strata could also handle the painting at no cost, but this would likely take a couple of years, as other projects are currently prioritized.

Landscaping

Announcements

Next meeting

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

Meeting Adjourned

Meeting adjourned at 5:18 PM. Motion by Nicole, seconded by Richard.