

## Seawind Strata Council Meeting

### Minutes of meeting held at Unit 22 February 4th 2026

#### **Call to order**

6:53 PM

#### **Attendees**

Erin, Jillian, Nicole

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

Brett, Richard

#### **Approval of minutes**

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

#### **Reports**

##### **Financial**

Current balances:

**Operating account \$78,417.40** there are no outstanding cheques or accounts payable

**Contingency account \$178,918.41** as of February 4th 2026

##### **Maintenance**

##### **Unit 14 ongoing work**

Ongoing work at 14 for drainage continues. Thank you for your patience.

## **New Business**

### **Request from unit 14 to use hydro meter in strata utility shed**

The Strata Council received a request from Unit 14 to lease the hydro meter located in the strata utility shed for the purpose of providing outdoor heating.

After reviewing the request and consulting with legal counsel provided for free through the strata's insurance, it was determined that leasing or permitting the use of this hydro meter by an individual unit is not legally permissible.

As a result, the request from Unit 14 was denied.

### **Request from unit 14 submitted a request to install a removable sunshade for medical reasons.**

The Strata Council received a request from Unit 14 to install a removable sunshade on their property for medical reasons. The proposed sunshade would not be attached to the building.

After review, the Strata Council approved the request. The motion was passed unanimously.

### **Request from unit 14 for an outdoor kitchen**

The Strata Council received a request from Unit 14 to install an outdoor kitchen. This request was reviewed and subsequently denied. After consulting with legal counsel provided for free through our insurance, it was determined that such an installation is not legally permitted. In addition, under both the BC Strata Property Act bylaws and the Seawind Estates strata bylaws, the only outdoor cooking equipment allowed on strata property is a single removable and entirely portable at any moment propane barbeque, no charcoal allowed. This provision is considered a reasonable accommodation.

### **Request from unit 14 for an swale drain at exit curb**

The Strata Council received a request from Unit 14 to have a swale drain at the exit curb. The motion was denied. Strata previously only approved drain rock from the gate to the drain.

### **Unit 14 signage**

Erin put forth the motion that unit 14 has an advertisement sign on their fence. This is not permitted per BC strata bylaws and Seawind Estates strata bylaws. Jillian seconded the motion and it was passed unanimously.

### **Power washing pillars at exit and entrance**

Strata is getting quotes to power wash the pillars at exit and entrance to be done during Spring.

### **Entrance and exit reminders**

Strata would like to remind all residents that entrances and exits must be used as intended. Using an exit as an entrance, or an entrance as an exit, is not permitted.

Fines will be issued to anyone found in violation of this rule, whether they are an owner, tenant, or visitor. If a violation is committed by a visitor, the fine will be levied against the owner or tenant of the unit they are visiting.

### **Dog poo reminder**

Reminder to tenants and owners that not picking up dog poop goes against strata bylaws. A fine will be levied against the owner or tenant. If a violation is committed by a visitor, the fine will be levied against the owner or tenant of the unit they are visiting.

### **Next meeting**

The next strata meeting will be held Tuesday, March 17th 2025 at unit 22 at 6 pm.

### **Meeting Adjourned**

Meeting adjourned at 8:08 PM. Motion by Nicole, seconded by Erin.