

Seawind Strata Council Meeting

Minutes of meeting held at unit 22 on March 17th 2026

Call to order

6:17 PM

Attendees

Erin, Jillian, Richard, Nicole

Members not in attendance

Brett

Approval of minutes

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

Owner Concerns

Reports

Financial

Current balances:

Operating account \$78,617.¹⁵ (Outstanding cheques and account payable: QNPC (parking lot curb work) \$6,512.10, SWGR Contracting (Brine) \$1,528.80, Mitchell & Spencer (accounting) \$483, Barb O'Connor (7 hrs book keeping) \$280, Strata laptop purchase \$204.40)

Contingency account \$179,700.⁰⁵ (as of March 17th 2026)

Maintenance

Unit 11

Water is leaking at the floor level along the wall in the spare bedroom on the top floor of Unit 11, on the side without a window. Contractor Chris Drover was dispatched to investigate, he will be cutting a hole in the drywall to be sure but believes it is from a hole in the wall near the light fixture brought on by heavy rain.

Upper breezeway by unit 39

Upper breezeway by unit 39 has incomplete paint job. Strata is getting quotes to complete the job.

Upper breezeway by unit 39 walk way is covered in scum

Strata is getting a power washing quote to clean it.

Edging

Maintenance will be edging as soon as a few warm dry days come up.

New Business

Unit 10 ramp

Unit 10 requested to put in a cement ramp to entrance of their unit. Strata denied the request as a concrete ramp is a permanent change to strata common property. Unit 10 will be building a removable wooden ramp instead.

Pot hole at entrance

Strata has consulted contractors and all contractors have said we can't fix the pot hole until the weather is warm and dry. Strata will get final quotes to fix it once the weather is warm and dry.

Trim update

Maintenance walked around and looked at the trim on each building to determine which trims need to be fixed. 15 corner trims need to be replaced and weather proofed. Contractor Chris Drover quoted \$1,800 per trim which would be \$27,000 in total. Contractor Chris Drover noted it may be cheaper than \$27,000. Motioned by Erin and seconded by Jillian. Passed unanimously by council.

Wheelbarrow

Erin from maintenance brought forward the motion to purchase a wheelbarrow for strata usage. seconded by Nicole. Passed unanimously by council.

Unit 47 Fence

Unit 47 submitted a request to build a fence following the strata bylaws. Erin brought forward the motion 3 voted yes 1 abstained. Motion was passed.

Old Business

Unit 14

Unit 14 will have their exterior of their unit cleaned to look like it looked before the fence project began by March 30th 2026.

Announcements

Next meeting

The next strata meeting will be held Tuesday April 21st, 2026 at 7:00 PM at unit 22.

Meeting Adjourned

Meeting adjourned at 8:23 PM. Motion by Nicole, seconded by Erin