

Seawind Strata Council Meeting

Minutes of meeting held at unit 22 on April 21st 2026

Call to order

6:20 PM

Attendees

Erin, Jillian, Nicole, Brett

Members not in attendance

Richard

Approval of minutes

The previous meeting minutes were approved Erin and seconded Nicole.

Owner Concerns

Reports

Financial

Current balances:

Operating account \$82,863.95 (Outstanding cheques and account payable: District of Port Hardy \$6,066.68, Macandale's \$26.88, B.C. Hydro \$82.08, SWGR Contracting \$1985.03, Raincoast Renew \$705, Hardy Builder's \$692.36, Erin Haigh \$1,620, QNPC \$5,031.57, Fox's Disposal \$3,436.26)

Contingency account \$179,975.89 (as of April 21st 2026)

Maintenance

Unit 10 Submitted a Request for Tree Removal

Unit 10 submitted concerns about certain trees on the strata property. Strata has contacted an arborist to come in and assess trees on the strata property.

New Business

Cleaning of upper breezeways

Strata got a quote from Raincoast Renew to power wash the upper breezeways for \$705. Erin motioned and Nicole seconded.

Tree Trimming Notices

Strata will be providing tree trimming notices to those who have trees on their property that require trimming.

Fence Notices

Strata will be providing notices to units who's fences require staining, repair or replacement.

Breezeways Painting

Strata will be repainting the breezeway stairs and railings in the coming months with more durable paint.

Trim colour change to black

Strata sent out a survey to all owners in the complex regarding changing the building trims to black, as the trims on all exterior buildings are being replaced starting in April 2026. We received a 100% approval rate from the responses submitted, which exceeds the required 75% threshold for surveys and votes of this nature. One concern was raised regarding the longevity of the paint; however, the selected colour, Sharkskin, is expected to last up to 20 years. Strata will proceed with the trim colour change.

Old Business

Announcements

Next meeting

The next strata meeting will be held in May and noted on the website shortly.

Meeting Adjourned

Meeting adjourned at 7:10 PM. Motion by Nicole, seconded by Brett.

Additional Meeting Notes

Unit 14 requested the following be in the minutes:

Seawind Strata council sent the following notice to unit 14 March 12th 2026:

Dear Unit 14 owners and tenants,

The Strata Council is writing to formally address bylaw violations and issues relating to the recent fence renovation at your unit that started October 2025.

First, Council has confirmed that no formal written request was submitted or approved for the construction of the pony wall associated with this project. Strata's bylaws require that any exterior alterations be submitted to Council for review and approval prior to the start of work. Proceeding without approval constitutes a breach of the Strata bylaws.

In addition, the project has not been completed in a timely or workmanlike manner. The project began in October 2025. Debris, including rock and other materials resulting from the renovation, remains in and around the property. As previously communicated, the removal and disposal of construction debris related to fence installations or replacements is the responsibility of the owner/occupant undertaking the work — not the Stratas.

The strata will be responsible for the drain rock, vapour barrier underneath drain rock and having it sloped so the water runs smoothly towards the drain/small culvert, in the curb

Council's expectation is as follows:

- A gate must be properly installed and completed.
- All rock and construction debris in front of the fence must be fully removed.
- The area must be restored to a clean and compliant condition.

This work must be completed no later than March 30th 2026. If the matter is not rectified by that time, Council will proceed with bylaw enforcement, including the issuance of fines as permitted under the Strata's bylaws.

Please also be advised that any future alterations undertaken without prior written approval will result in the owner being responsible for all costs associated with removal, remediation, or correction. If work is completed without approval and is found to be non-compliant, the Strata Corporation may arrange for its removal, with all associated costs charged back to the owner. Failure to follow the established approval process will not transfer responsibility to the Strata.

Strata living requires adherence to bylaws to ensure fairness and consistency for all residents. Council has an obligation to enforce these rules uniformly.

We trust you will address this matter promptly. Please provide written confirmation of your plan and timeline for completion.

Sincerely,
Seawind Strata Council

Seawind Strata council sent the following email March 30th 2026:

Dear Unit 14 owners and tenants,

Council is following up on the letter council sent Thursday, March 12th, 2026 as we are at the March 30th, 2026 deadline as outlined in the letter.

As noted in the letter:

“Council’s expectation is as follows:

- A gate must be properly installed and completed.
- All rock and construction debris in front of the fence must be fully removed.
- The area must be restored to a clean and compliant condition.”

There is still some debris (wood by the fence). We need this moved by the end of day to cut the lawn. There is also no gate.

At the March 2026 meeting, it was also agreed that if Strata covered a larger portion of the bill presented at the meeting, you would install the membrane and drain rock. Strata will cover the cost of the membrane and drain rock materials on the understanding that you will complete the installation.

Additionally, as noted in the March 2026 meeting minutes, this work must be completed alongside the following requirement. As noted from the minutes: “Unit 14 will have the exterior of their unit cleaned to look like it looked before the fence project began by March 30th 2026.”

Please be advised that failure to complete the above items by the end of day today may result in further action by Council, including potential fines or Strata arranging for the work to be completed at **your expense**, in accordance with Strata bylaws. We appreciate your immediate attention to these matters to bring the unit into compliance.

Sincerely,
Seawind Strata Council

Unit 14 replied April 1st 2026:

RE: Harassment, Mental Anguish, and Formal Dispute of Correspondence

This is a cease and desist letter directed at the Strata Council for Seawind Estates Corporation regarding the ongoing harassment and mental anguish caused by your recent correspondence. Your latest letter consists of unreasonable requests and frivolous grievances, as outlined below. I hereby require this letter to be placed into the Strata's recorded minutes in its entirety.

1. CLARIFICATION OF WORK (REPLACEMENT VS. RENOVATION)

I formally dispute your characterization of this project. This was not a fence renovation; it was a necessary replacement caused by post-rot at ground level. My current understanding of building standards is that all posts must now be set in concrete, which indicates a previous rule deficiency specific to fences in the past.

The fence was removed by the Strata's own contractor to facilitate drainage repairs and concrete work. The owner of Unit #14 appropriately rebuilt the fence using high-quality materials that meet or exceed BC Strata Act standards, thereby increasing the value of all Strata properties.

2. STRATA'S DELAYS AND MISMANAGEMENT

Do not use improper descriptions to mitigate the Strata's responsibility for work that should have been completed three years ago at the Strata's expense. A major factor in the delay was the Strata contractor's decision to pour concrete during the wet winter season.

The council's failure to consider these logistical realities is indicative of vindictive, frivolous, and vexatious behavior. Despite the conditions, the fence contractor worked through the wettest part of the year to ensure the structure was up before the freeze.

3. MATERIALS AND EQUIPMENT

Drain Rock: Home Hardware cannot deliver the Strata's drain rock for another two weeks due to vehicle repairs. The fence contractor is available to deliver these materials for a nominal fee to expedite the Strata's project.

Lumber: The cedar for the gate is being specialty cut to conform to the Strata Act. Using inferior materials is not an option.

Stored Wood: The wood currently along the chain-link fence is Strata property (cedar handrail material) purchased last summer. The President witnessed this wood being moved from the maintenance shed.

4. INVOICE FOR PROJECT MANAGEMENT SERVICES

Regarding the Strata's drainage issues and the resulting oversight required due to Strata contractor delays:

Description	Rate	Quantity	Total
Project Management (Oct - Mar)	\$35.00/hr	36 Hours (6 hrs/mo)	\$1,260.00
TOTAL DUE:			\$1,260.00

5. REQUEST FOR RECORDS AND MEETING TRANSPARENCY

I previously requested copies of any letters of complaint from other owners or tenants regarding this project. I insist on receiving these copies immediately to complete my records-to-file.

Furthermore, I demand to know the date of the meeting that generated your initial letter of complaint.

Were all Strata members informed of this meeting within the required legal timeframe?

Did this meeting occur on or around the day of Colleen's passing?

This timing is indicative of intentional undue stress and duress placed upon the disabled occupants of Unit #14 by the council members in attendance. This amounts to punitive and other damages in the totality of the circumstances thus far.,

Strata replied April 7th 2026:

Dear Unit 14 Owner and Residents,

This letter is to formally request how you wish to proceed regarding the current compliance matter.

Option A:

If you wish to proceed with the cease and desist letter you sent to the Strata Council, this will be treated as Option A, and fines will be applied, as the deadline of March 30, 2026 has passed.

Option B:

The Strata Council is willing to extend the deadline to April 30, 2026. For any further extension beyond April 30, 2026 a formal written letter from your contractor outlining the reasons for the request will need to be submitted to council.

We look forward to your written response.

Sincerely,
SeaWind Strata Council

Unit 14 replied April 7th 2026:

Option B is preferable and appreciated.

The update;

The trench will be finished with drain rock on Friday, forming the Swale trench is halfway dug then will be graded 1" in 5' with sand for the 20odd feet. I feel certain I can manage my COPD and cardiovascular system for the duration for the trench project.

The gate wood is coming this week and will be up in a couple days after that, MrVanGraven is going to assist me with the gate. I've purchased all the hardware already, down to the stainless steel screws for the six hinges.

I hope this timeline and details helps.

Richard, #14

Strata replied April 9th 2026:

Hi Richard and unit 14 owners and tenants,

Thank you for the update, we are aligned on moving forward with option B. Excited to see the project come together.

Sincerely,
SeaWind Strata Council

Seawind strata notes on email received on April 1st 2026 from unit 14 in bold below:

RE: Harassment, Mental Anguish, and Formal Dispute of Correspondence

This is a cease and desist letter directed at the Strata Council for Seawind Estates Corporation regarding the ongoing harassment and mental anguish caused by your recent correspondence. Your latest letter consists of unreasonable requests and frivolous grievances, as outlined below. I hereby require this letter to be placed into the Strata's recorded minutes in its entirety.

1. CLARIFICATION OF WORK (REPLACEMENT VS. RENOVATION)

I formally dispute your characterization of this project. This was not a fence renovation; it was a necessary replacement caused by post-rot at ground level. My current understanding of building standards is that all posts must now be set in concrete, which indicates a previous rule deficiency specific to fences in the past.

The fence was removed by the Strata's own contractor to facilitate drainage repairs and concrete work. The owner of Unit #14 appropriately rebuilt the fence using high-quality materials that meet or exceed BC Strata Act standards, thereby increasing the value of all Strata properties.

Whether it was a renovation or replacement is semantics and irrelevant.

2. STRATA'S DELAYS AND MISMANAGEMENT

Do not use improper descriptions to mitigate the Strata's responsibility for work that should have been completed three years ago at the Strata's expense. A major factor in the delay was the Strata contractor's decision to pour concrete during the wet winter season.

The council's failure to consider these logistical realities is indicative of vindictive, frivolous, and vexatious behavior. Despite the conditions, the fence contractor worked through the wettest part of the year to ensure the structure was up before the freeze.

Strata did not hire the contractor directly; the contractor was engaged independently by Unit 14. The timing and coordination of the work were managed by Unit 14 and the contractor.

The drainage issue identified was relatively minor and considered manageable, with an estimated cost of approximately \$4,000. In typical circumstances, Strata would have been able to address this type of work in a timely manner. However, due to Unit 14's decision to carry out their own improvements, the work was delayed so unit 14 could do all the concrete work at once.

3. MATERIALS AND EQUIPMENT

Drain Rock: Home Hardware cannot deliver the Strata's drain rock for another two weeks due to vehicle repairs. The fence contractor is available to deliver these materials for a nominal fee to expedite the Strata's project.

Lumber: The cedar for the gate is being specialty cut to conform to the Strata Act. Using inferior materials is not an option.

Stored Wood: The wood currently along the chain-link fence is Strata property (cedar handrail material) purchased last summer. The President witnessed this wood being moved from the maintenance shed.

Drain: In the following response to this letter strata gave an extension to the project due to the drain rock delivery issues at home hardware.

Lumber: There is nothing in any strata act or our bylaws noting what type of lumber needs to be used for fences.

Stored wood: Strata has noted the stored wood has been moved.

4. INVOICE FOR PROJECT MANAGEMENT SERVICES

Regarding the Strata's drainage issues and the resulting oversight required due to Strata contractor delays:

Description	Rate	Quantity	Total
Project Management (Oct - Mar)	\$35.00/hr	36 Hours (6 hrs/mo)	\$1,260.00
TOTAL DUE: \$1,260.00			

Strata never hired unit 14 as a project manager.

5. REQUEST FOR RECORDS AND MEETING TRANSPARENCY

I previously requested copies of any letters of complaint from other owners or tenants regarding this project. I insist on receiving these copies immediately to complete my records-to-file.

Letters will remain private as they were directed to the strata council. Legally the strata is not allowed to share the letters with unit 14 as it pertains to unit 14 unit.

Furthermore, I demand to know the date of the meeting that generated your initial letter of complaint.

Were all Strata members informed of this meeting within the required legal timeframe?

Yes

Did this meeting occur on or around the day of Colleen's passing?

Strata was not aware of the passing. It is a conflict of interest to have strata members part of discussion for their unit.

This timing is indicative of intentional undue stress and duress placed upon the disabled occupants of Unit #14 by the council members in attendance. This amounts to punitive and other damages in the totality of the circumstances thus far.,

Unit 14 was legally not allowed to be in any of conversations about unit 14 as it is a conflict of interest. Due to this, this point is irrelevant.