

## Seawind Strata Council Meeting

### Minutes of meeting held at unit 22 on June 15th 2026

#### Call to order

7:44 PM

#### Attendees

Erin, Jillian, Nicole

#### Members not in attendance

Brett

#### Approval of minutes

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

#### Reports

##### Financial

Current balances:

**Operating account \$71,203.52** (as of June 15th 2026) (Outstanding cheques and account payable: \$0)

**Contingency account \$180,485.35** (as of June 15th 2026)

##### Owner Concerns

##### Unit 44

Unit 44 submitted their ramp plans for approval. As noted in previous meeting minutes unit 44 requested installation of a ramp to their unit for mobility needs. Strata noted the ramp needs to be 100% removable and unit 44 needed to submit a plan for the ramp. Unit 44 submitted a plan, strata reviewed it. Erin motioned and Jillian seconded. Council unanimously passed.

## **Unit 52**

Unit 52 needs a new sidewalk to their gate. Strata got a quote for \$1,700 to re do the sidewalk. A contractor will start as soon as they are able. Erin motioned Jillian seconded. Council unanimously passed.

## **Maintenance**

### **Unit 44**

Unit 44 was having a slow kitchen sink issue a plumber has addressed the issue.

### **Unit 11**

As discussed in the March 2026 meeting minutes unit 11 was having a leak due to a hole in the wall near the light fixture which leaked from the heavy Spring rain. Strata contacted a contractor and they have quoted \$2,165.00 and \$300-\$500 worth of material to fix the damage. Nicole motioned and Erin seconded. Council unanimously passed.

### **Unit 34**

The stucco on Unit 34 has sustained damage. The affected area appears to have been punctured, possibly due to an impact such as being kicked or struck by a falling object. Maintenance is getting a quote for repair.

## **New Business**

### **Paint Colour**

Strata will be seeking owner input and a vote on the new building paint colour on June 23. Strata members will come to your door to get your input with the options. This decision is required at this time because repairs to building 11 need to be painted, and all buildings are scheduled to be repainted within the next two years. Selecting a colour now will ensure consistency with the upcoming repair work and allow us to move forward with the planned repainting needs for buildings 9–12.

### **Gutters**

Gutters need to be cleaned as they are overflowing when it rains. Strata is in the process of getting quotes for this to be done.

### **Strata Vice President**

Vice president, Richard, has ceased to be a member of Council after being absent from two consecutive Council meetings without notice or explanation. Pursuant to Bylaw 15.3 of the Seawind Estates bylaws: "If a strata council member misses two consecutive meetings without

reasonable excuse or without timely notification to the President, the council member shall be removed from the council.” We thank him for his time on council.

### **New Strata Vice President**

Jillian Brown, strata council member, will be interim vice president until the AGM. Erin motioned Nicole seconded. Council unanimously voted in.

### **Repainting of breezeways**

Strata received a quote for \$1,700, not including paint, for each breezeway to be painted with durable black shark paint. Nicole motioned Erin seconded. Council unanimously passed.

### **Old Business**

#### **Unit 14**

As a follow up on unit 14.

#### **What has been approved or in compliance by strata:**

- Levelling of unit 14 common area: This was approved.
- Fence placement: The footprint of the fence remained the same. There is no issue here.
- Fence height: The fence is currently the correct height.
- Drainage: This was approved.
- Sun shade. Strata approved the following February 2026 meeting minutes. Please see below from the February 2026 meeting minutes:  
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.

#### **What is not in compliance or approved by strata:**

- Gate: Please reference strata bylaw: “The fence may be a maximum height of 5 feet using solid panels and include a gate, also of solid wood construction. An additional 2 feet of height may be added in a nonsolid construction (ie trellis). The fence must match the general appearance and style of other fences in the complex.” The gate must be a maximum height of 5 feet or inline with the top of the trellis on the fence which matches the general height of other fences in the strata.
- Ramp: Installation of the concrete permanent ramp into the unit was never submitted to strata for approval and has never been approved.
- Pony wall/retaining wall: Installation of the pony wall/retaining wall was never submitted to strata for approval and has never been approved.
- Greenhouse: Green house structure was never submitted to strata for approval and has never been approved.

## **Announcements**

### **Next meeting**

The next strata meeting will be held Monday July 20th, 2026 at 7:00 PM at unit 22.

### **Meeting Adjourned**

Meeting adjourned at 8:57 PM. Motion by Nicole, seconded by Jillian.