

Seawind Strata Council Meeting

Minutes of meeting held at unit 22 on August 14th 2026

Call to order

5:27 PM

Attendees

Erin, Jillian, Nicole

Members not in attendance

Brett

Approval of minutes

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

Reports

Financial

Current balances:

Operating account \$45,923.29 (as of August 4th 2026) (Outstanding cheques and accounts payable: Barb O'Connor Bookkeeping \$160.00)

Contingency account \$181,030.92 (as of August 4th 2026)

Owner Concerns

Maintenance

Unit 26 deck

Unit 26 deck needs to be redone as it is one of the last of the decks that needs to be redone when we re did all the decks. A contractor has been contacted to get a quote for this deck.

New Business

Landscaping

Strata got a quote for landscaping: Trim vegetation along the top and bottom of the curb line, including heavy vegetation removal at the entrance and exit areas. Shovel and remove compacted debris as required, clean curb surfaces using the STIHL bristle brush attachment, blow all work areas clean, and bag and dispose of debris, leaving the curb and surrounding areas neat and presentable. Strata was quoted: \$420 for this work. Nicole motioned Erin seconded. Council unanimously passed.

Unit 10 concrete work

Unit 10 has obtained a grant to complete concrete work on the unit to improve accessibility, at no cost to the Strata. Erin motioned to approve the proposed concrete work, and Jillian seconded the motion. Council unanimously passed.

Unit 29 kayak storage

Unit 29 put in a request to store a kayak outside of their unit. Strata voted no. But we are willing to discuss other options.

Unit 35 lattice

Unit 35 put in a request to add lattice to their already installed fence. It will comply with current fence bylaws and strata rules. Nicole motioned and Jillian seconded. Council unanimously passed.

SGM

Strata discussed and planned the upcoming SGM happening Saturday August 29th, 2026. The SGM agenda has now be sent to owners via email and can also be found on the website: <https://seawindestates.com/>

Old Business

Announcements

Next meeting

The next strata meeting will be held Monday September 28th, 2026 at 6:00 PM at unit 22.

Meeting Adjourned

Meeting adjourned at 6:07 PM. Motion by Nicole, seconded by Jillian.