

Seawind Strata Council Meeting

Minutes of meeting held at unit 22 on August 2nd 2026

Call to order

6:21 PM

Attendees

Erin, Jillian, Nicole, Brett

Members not in attendance

Approval of minutes

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

Reports

Financial

Current balances:

Operating account \$35,735.55 (as of August 1st 2026) (Outstanding cheques and accounts payable: Hardy Bay Contracting \$3,465.00, Fox's Disposal \$1116.40 F, Barb O'Connor Bookkeeping \$160.00, Home Hardware \$804.48, For tree work \$630)

Contingency account \$180,762.15 (as of August 4th 2026)

Owner Concerns

Maintenance

Unit 29

Unit 29 had an overflowing gutter that caused water to go into the wall. Strata was not informed of the overflowing gutter. Strata is having a contractor check out the situation and send over a quote.

New Business

Winter Maintenance

Swagger Contracting is doing our Winter maintenance this year. In 2025 strata locked into a 3 year winter maintenance plan with Swagger contracting.

Please find the cost outlined:

- John Deere 324G: \$155/hr
- Plow Truck: \$133/hr
- F350 Brine/Sander Truck: \$120/hr
- Fuel surcharge: 10%
- Late fee: 5% monthly on overdue balances
- Insurance premium: \$400/month (automatically applied)

Gutter Quote

Strata got a quote for gutter cleaning. Strata was quoted to remove debris from gutter and down spout and debris will be removed from property and gutters flushed with water. Strata got a 15% off discount since we are a returning customer. The quote came in at: \$2,288.37. Erin motioned Nicole seconded. Council unanimously passed.

Unit 10 landscaping plan

Unit 10 submitted a landscaping plan for shrubbery. Unit 10 will be volunteering to plant said plan and absorbing any planting cost so this will cost \$0 to strata and enhance our landscaping. Strata reviewed the plan and is meeting with unit 10.

SGM

Strata discussed and planned the upcoming SGM happening Saturday August 29th, 2026.

Old Business

Announcements

Next meeting

The next strata meeting will be held Friday August 14th, 2026 at 6:00 PM at unit 22.

Meeting Adjourned

Meeting adjourned at 7:32 PM. Motion by Nicole, seconded by Brett.