

Special General Meeting Agenda

Strata Corporation: Seawind Estates Strata VIS2090

Date: Saturday, August 29th 2026

Time: 3:30 PM

Location: Quatse Salmon Stewardship Centre

Agenda:

Call the meeting to order

Confirm Quorum

Approve the agenda

Resolutions for consideration:

Resolution 1- Noise Bylaw Fine

To approve an amendment to the strata bylaws increasing the maximum fine for noise bylaw violations, in accordance with the strata property act.

Resolution 2 - Repeal of Fiscal Year-End Change

To repeal the previously approved change:

*AGM 2022 6a. To the strata corporation's fiscal year-end and restore the former fiscal year-end, to September as in previous years. Reason, it has never been changed and after discussin with our accountant and lawyer they agree it is actually better to keep the year in September as this is not accounting high season.

Resolution 3 - Exterior Paint Colours

To adopt an approved colour scheme for the strata. Colour options can be found on the next page.

Option A



Option B



Option C



Resolution 4 - Transfer of Council Position

To adopt a bylaw or rule requiring that after any vacancy of a strata council position, they must return any and all Strata Property, within 14 days.

Resolution 5 - Unauthorized Alteration or Work on Common Property

To approve or amend bylaws establishing fines for:

Undertaking work on common property or common assets without prior written council approval.

Making alterations or installing on any Strata property without council approval \$100 fine every 7 days until work has been stopped or reversed.

Resolution 6 - Contingency Fund

We will be asking owners for the go ahead to deposit \$30,000 into the contingency fund from the operating fund.

Resolution 7 - Strata Fees

Strata fees will have to increase this year. Starting January after the fiscal year end and AGM in November. We haven't increased in over 2 years and with costs continually going up we find this a necessary action to take.

Note: If any of these items involve amending the strata bylaws, they generally require a 3/4 vote at the SGM and must be filed with the appropriate authority before they take effect

Questions related to the above resolutions.

Adjournment.



NAVACORD®

Insurance Coverage Summary

Name of Insured: Owners of Strata Plan VIS2090
Risk Address: 9130 Granville Street, Port Hardy, BC
Insurer: Certain Underwriters at Lloyds of London
Policy Period: July 25, 2026 to July 25, 2027
Policy Number: LPC2300222
Broker: Joshua Ward EMAIL: joshua.ward@navacord.com

Coverages:

Property Coverages:

	<u>Limit of Insurance</u>	<u>Deductible</u>
Building(s): Broad Form, Replacement Cost, Stated Amount	\$19,865,000	\$5,000
Sewer Backup Extension	Included	\$25,000
Water Damage Extension	Included	\$25,000
Flood Extension	Included	\$25,000
Earthquake Extension	Included	10%/\$100k min.
Glass & Sign Extension	Included	\$250
Underground Services Extension	Included	\$5,000
Equipment Breakdown	\$19,865,000	\$1,000
Master Key Coverage Extension	\$10,000	\$250
Comprehensive 3D Crime Coverage	\$10,000	

Other extensions included: Building Inflation Protection, Blanket Building By-Laws Endorsement, \$25k Identity Theft Endorsement, \$25k Fire Department Service Charges, Automatic Fire Suppression System Recharge Expenses, \$25k Extended Pollution Cleanup Expense & more!

Commercial General Liability:

Each Occurrence Limit	\$10,000,000	\$2,500
Bodily Injury & Property Damage Liability – Per Occurrence	\$10,000,000	
Products & Completed Operations – Aggregate	\$10,000,000	
Personal Injury Liability	\$10,000,000	
Non-Owned Automobile Liability (SPF 6)	\$3,000,000	

Strata Directors & Officers Liability

\$5,000,000

Coverage Extensions:

Coverage:	Limit of Insurance:	Deductible:
Legal Expense:	\$150,000 Limit per Claim/\$500,000 Aggregate	*Excess \$500 – any one claim (not applicable to telephone legal advice)
Environmental Impairment Liability:	\$1,000,000	\$2,500
Cyber Liability:	\$100,000	\$2,500
Terrorism:	\$500,000	\$1,000

Volunteer Accident Coverage:

Accidental Death & Dismemberment: \$100,000	Weekly Accident Income (Loss of Wages): \$350 – Maximum 52 weeks
Miscellaneous Medical Expenses: \$5,000	Dental Injury: \$5,000

We hereby certify that insurance coverage, as noted herein, is in force as of the date of this certificate. The insurance provided is subject to the terms, conditions and exclusions of the applicable policy. This certificate is issued as a matter of information only, does not confer any rights on the holder and imposes no liability on the insurer. This coverage summary does not supersede the policy declaration.

For the purpose of the Insurance Companies Act (Canada) this document was issued in the course of Lloyds Underwriters' insurance business in Canada

This Policy Contains a Clause(s), Which May Limit The Amount Payable
Subject to: Statutory Conditions of the Province of BC & The Strata Property Act of British Columbia

Strata Plan VIS 2090
Income Statement Oct 01, 2024 to Sep 30, 2025

REVENUE	
REVENUE	
Strata Fees	201,017.21
Credit Interest Revenue	4,191.84
TOTAL SALES	205,209.05
TOTAL REVENUE	205,209.05
EXPENSE	
EXPENSES	
Accounting/Bookkeeping	6,187.50
Advertising & Promotion	1,013.28
Appraisals	5,029.50
Bank Charges	1,061.60
Disposal	12,404.20
Equipment Rental	67.20
Insurance	44,730.64
Office & Admin	1,769.97
Repairs & Maintenance	43,834.45
Room Rental	94.50
Supplies	684.28
Utilities	18,314.11
TOTAL EXPENSES	135,191.23
TOTAL EXPENSE	135,191.23
NET INCOME	70,017.82

Strata Plan VIS 2090
Income Statement Mar 01, 2025 to Sep 30, 2025

REVENUE

REVENUE	
Strata Fees	116,497.47
Credit Interest Revenue	2,321.85
TOTAL SALES	118,819.32
TOTAL REVENUE	118,819.32

EXPENSE

EXPENSES	
Accounting/Bookkeeping	
Advertising & Promotion	147.71
Appraisals	5,029.50
Bank Charges	616.50
Disposal	8,456.00
Equipment Rental	67.20
Insurance	4 4 ,
	730.64
Office & Admin	41.31
Repairs & Maintenance	31,890.22
Room Rental	94.50
Supplies	63.69
Utilities	7,340.63
TOTAL EXPENSES	102,815.40
TOTAL EXPENSE	102,815.40
NET INCOME	16,003.92

PROXY APPOINTMENT

I/We;

Herby appointment:

I herby appoint to vote on my behalf in the 2026 SGM, the owners of Seawind Estates Strata VIS2090, being held on August 22nd 20206 at Quatse Salmon Stewardship Centre, and any adjournment there of.

Unit:

Address:

Owners Signatures: