Seawind Strata Council Meeting

Minutes of meeting held at unit 22 on September 28th 2026

Call to order

7:17 PM

Attendees

Erin, Jillian, Nicole

Members not in attendance

Brett

Approval of minutes

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

Reports

Financial

Current balances:
Operating account $53,678.90 (as of September 28th 2026) (Outstanding cheques and accounts payable: Barb O'Connor Bookkeeping $280, Hardy Bay Building Supplies $679.75 supplies for unit 29 and unit 11, Home Hardware $29.11 sealant/nuts and bolts, Carrot park contracting $1,200 unit 11 repairs, Erin Haigh $1,403 2 lawn mows in September + maintenance calls + boardroom rental reimbursement for SGM) Please see payables attached to the minutes below.

Contingency account $181,552.^{0} (as of September 28th 2026)

Owner Concerns

Maintenance

Unit 44

Unit 44 had a stinky smell coming from the sink. The plumber went to investigate and was told to call strata if it was a strata issue or an owner issue. At the time of the meeting strata has not heard from the plumber.

Electrical Outdoor electrical plugs

A few units are having issues with their outdoor electrical plugs not working. A electrician is coming to check out the plugs and provide a quote for fixing them.

New Business

Removal of gate system

Strata got a quote to remove the small tree encroaching on the entryway concrete which will rip up the concrete if it continues to grow. In the same quote they were quoted to remove the old automatic gate items: Including removing the former powered gate system, old gate operator, control boxes, accessible abandoned wiring, metal track, brackets, anchors and related components. Anchors will be removed where possible or cut and ground flush if seized. Permanently cap or fill all remaining holes and openings. Includes debris removal and final clean up. Quote came in from Rev City for $787.50. Nicole motions Erin seconded. Council unanimously passed.

Unit 17 outside wall

Strata received this quote for “Foundation Waterproofing and Big O Drainage Installation” at unit 17’s outside wall from Rev City. This is important to protect our stucco exterior. Here is the full quote: Hand-excavate along a maximum of eight linear feet of exterior foundation wall, to a maximum depth of approximately 24 inches. Clean and prepare the exposed concrete foundation wall. Seal minor holes and non-structural surface cracks, then apply a manufacturer- approved black, below-grade asphalt foundation waterproofing membrane. Install four-inch perforated Big O drainage pipe with appropriate slope toward the existing drainage connection identified in the corner. Surround the pipe with drainage fabric and washed drain rock. Backfill the excavated area and finish the surface with clean gravel graded away from the foundation. Includes labour, equipment, standard materials, removal of excess soil and debris, and complete site cleanup. Quoted: $1,575. Erin motions Jillian seconded. Council unanimously passed.

Unit 52

Unit 52 requested a metal gate. Council unanimously denied as gates need to look uniform per the bylaws.

Unit 14

Unit 14 submitted a request for their unit. Other than the 1 sun shade awning no other items from unit 14 proposed “phase 1’ project were submitted for approval. Unit 14 greenhouse, as noted in previous meeting minutes, needs to be removed from the property September 29th 2026. Unit 14 proposed “phase 2” will not be discussed until “phase 1” problems have been resolved.

Old Business

Unit 11

The only unit 11 work left is mudding the wall, paint the wall and replacing the floor. The rest of the work has been done. Please refer to previous strata meeting minutes to see the whole plan and cause of the repair.

Unit 29

Work on stucco is still ongoing. Please refer to previous strata meeting minutes to see the whole plan and cause.

Unit 10 landscaping plan

Unit 10 submitted a landscaping plan for shrubbery. Unit 10 will be volunteering their time to plant said plan and absorbing any planting cost so this will cost $0 to strata and enhance our landscaping. This is a donation to strata from the owners of unit 10. Strata reviewed the plan, met with unit 10 and approved the plan. Motioned by Erin seconded by Jillian.

Announcements

Next meeting

The next strata meeting will be held October 27th, 2026 at 7:00 PM at unit 22.

Meeting Adjourned

Meeting adjourned at 8:12 PM. Motion by Nicole, seconded by Jillian.