Annual General Meeting Agenda

Strata Corporation: Seawind Estates Strata VIS2090

Date: Sunday, November 29th

Time: 5:00 PM

Location: Quatse Salmon Stewardship Centre

Agenda:
1. Call the meeting to order

2. Confirm Quorum

3. Confirm voting eligibility and proxies

4. Motion to approve previous AGM/SGM minutes.

5. Approval of the 2026 AGM agenda

6. President's / Council Report

7. Financial Report

8. Proposed Budget for the Coming Fiscal Year

9. Review strata Insurance Report

10. Maintenance and Property Upkeep

11. **Resolutions for consideration:**

Resolution 1- Proposed New Bylaw – Anti-Harassment
Intimidation and Respectful Conduct Presentation and discussion of a proposed new strata bylaw to protect all residents, owners, council members, property managers, contractors and visitors from harassment, intimidation, bullying, threatening behaviour and abusive communication.

The proposed bylaw will address:
-Verbal harassment, name-calling and intimidation.

-Aggressive or threatening confrontations.

-Repeated unwanted and abusive communications.

-Harassment through emails, texts, letters and social media.

-Intimidation of strata council members while performing their duties.

-Harassment or retaliation against residents making legitimate complaints.

-Responsibilities of owners regarding tenants, occupants and visitors.

Resolution 2- Strata fees
Strata fees have not increased in over two years, and this adjustment is necessary to ensure we can continue to maintain a healthy contingency reserve fund without needing to draw from it for planned expenses.

The purpose of our contingency reserve fund is to provide financial security for unexpected repairs and emergencies, rather than to cover anticipated maintenance and upgrades. It is also something potential buyers into the estate really care about. By following the recommendations and planned work outlined in our depreciation report, we can ensure we are adequately funding future projects while protecting our contingency reserve.

Our commitment to following the depreciation report has already had a positive impact, contributing to a **reduction in our strata insurance costs this year.** Continuing to follow this plan is important for maintaining the financial health of our strata, managing future expenses, and avoiding larger unexpected fee increases down the road.

There has been no increase in strata fees in two years. the proposed 5% increase will help us stay on track with our long-term maintenance plan and ensure our building remains financially prepared for both planned projects and unforeseen emergencies.

12. Election of Strata Council
Call for nominations.
Confirm nominees.
Conduct election
Announce elected council

13. Termination of Meeting
Motion to adjourn.

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:	Limit of Insurance	Deductible
Property Coverages:		
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

BUDGET STATEMENT

FOR THE PERIOD OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

	2026/27 $
Income	
Strata fees	202,959
Interest	3,616
Strata fee increase (7.5% February 1, 2027) (Note 1)	10,148
	216,723
Expenses	
Bank charges and interest	1,205
Disposal	13,385
Equipment and rental	653
Insurance	40,873
Office and administration	6,546
Professional fees	4,150
Repairs and maintenance (Note 3)	94,528
Utilities	26,475
	187,815
Net Income (Loss)	28,908
Surplus at Start of Year	255,513
Surplus at End of Year	284,421

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:

STRATA PLAN VIS 2090

FINANCIAL STATEMENTS

SEPTEMBER 30, 2026

Compilation Engagement Report
Balance Sheet
Statement of Income and Surplus
Notes to Financial Statements

M&S **Bradford A. Spencer, P.B.A.**

Mitchell & Spencer Accountants
(Division of 508236 BC Ltd.)

Compilation Engagement Report

Based on information provided by Strata's management, we have compiled the balance sheet of Strata Plan VIS 2090. as at September 30, 2026, and the statements of income and retained earnings for the year then ended.

Management is responsible for the accompanying financial statements, including the accuracy and completeness of the underlying information used to compile and the selection of the basis of accounting.

We have performed this engagement in accordance with the Veriguide Standard for compilation engagements which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial statements.

We have not performed an audit or review engagement to verify the accuracy or completeness of the information supplied by management. Accordingly, we do not express an audit opinion or a review conclusion in respect to these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

Bradford A Spencer, PBA

Port Hardy, B.C.
November 10, 2026

Bradford A Spencer, PBA
Public Business Accountant

2401 - 2 Street N, Cranbrook, BC V1C 4Z9 · Tel: 250-230-1272 · brad6255@telus.net

STRATA PLAN VIS 2090

BALANCE SHEET – SEPTEMBER 30, 2026

ASSETS	2026 $	2025 $	2024 $
Current			
Cash – operating account	51,932	43,605	10,688
Accounts receivable	---	---	665
Prepaid expenses	21,000	27,000	32,612
	72,932	70,605	43,965
Contingency Reserve Fund (Note 2)	181,552	178,368	144,239
	254,484	248,973	188,204

LIABILITIES AND SURPLUS

Current			
Accounts payable (Prepaids)	(1,029)	---	9,249
Surplus	255,513	248,973	178,955
	254,484	248,973	188,204

APPROVED BY COUNCIL

_____
Director

_____
Director

STRATA PLAN VIS 2090

STATEMENT OF INCOME AND SURPLUS

YEAR ENDED SEPTEMBER 30, 2026

	2026 $	2025 $	2024 $
Income			
Strata fees	201,330	201,017	202,854
Interest and recoveries	3,444	4,192	5,111
	204,774	205,209	207,965
Expenses			
Bank charges and interest	1,148	1,062	1,533
Disposal	12,748	12,404	---
Equipment and rental	622	---	---
Insurance	38,927	44,731	39,129
Office and administration	6,234	2,878	3,718
Professional fees	3,952	11,216	6,366
Repairs and maintenance	109,389	44,586	233,709
Utilities	25,214	18,314	31,601
	198,234	135,191	316,056
Net Income (Loss)	6,540	70,018	(108,091)
Surplus at Start of Year	248,973	178,955	287,046
Surplus at End of Year	255,513	248,973	178,955

STRATA PLAN VIS 2090

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2026

1. SIGNIFICANT ACCOUNTING POLICIES

It is the policy of the Strata Corporation to expense the cost of all common area equipment and improvements. This is an accepted accounting practice for non-profit organizations.

2. CONTINGENCY RESERVE FUND

Under Section 35(1)(b) of the Condominium Act the strata council is required to establish a contingency reserve fund to pay unusual or extraordinary expenditures on common property and facilities.