Seawind Strata Council Meeting

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

Call to order

7:17 PM

Attendees

Erin, Jillian, Nicole, Brett

Members not in attendance

Approval of minutes

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

Reports

Financial

Current balances:
Operating account $59,393.21 (as of October 28th 2026) (Outstanding cheques and accounts payable: Macandale's $240.70 for mower repair and delivery fee, District of Port Hardy $5,745.48 for utility bill, $180 Barb o'Connor for bookkeeping, $80.86 BC Hydro for account charges, $85 Raincoast Renew Soft Wash Ltd. for gutter cleaning, $155.32 Hardy Builder's Supply for supplies, $1,259.78 Home Hardware for supplies, $446.84 H6 Electrical for units 11,17,19,35,49, $3,825 Carrot Park Contracting labour for unit 29, $2,475 for exterior drainage job outside of unit 17 and removal of entrance and exit gate electronics) Please see payables attached to the minutes below.

Contingency account $181,552.01 (as of October 31st 2026)

Owner Concerns

Maintenance

Unit 17, 18, 19, 20

A plumber was dispatched to look into drainage issue affecting all the units kitchen sink. The sink was not draining for any of the units in the 4 plex.

Trim work

Strata was quoted $16,500 plus cedar materials by Carrot Park Construction to do the rest of the trim for all the units that do not have their trim done. Motion Nicole seconded by Erin. Unanimously passed by council.

New Business

Unit 52 tree request

Unit 52 put in a request to plant a tree by their parking stall. Motioned was tabled for next council.

Unit 43 fence

Unit 43 submitted a request for a new build of a fence with a contractor. Unit 43 spray painted the perimeter of the fence as they do not currently have a fence. They noted it will come about 2 feet off the side walk. Strata checked out the spray painted perimeter. Motioned by Nicole, seconded by Erin and unanimously passed by council.

Wood Fencer Corner Post Replacement

Strata was quoted for: Removal and disposal of existing damaged wooden corner post, including disconnecting the adjoining fence sections and excavating and removing the existing concrete footing. Supply and install a replacement corner post, set and secure in new concrete. Reconnect and align existing fence sections, replace damaged boards as required, prepare and paint repaired area, and complete final site clean up. Strata was quoted $1,800. Erin motion Nicole seconded and council unanimously passed.

Unit 19 divider fence

Strata received an emailed request from unit 19 to replace the divider between unit 19 and unit 17. It will follow the exact same foot print of the current fence divider which is falling down. Erin motioned Brett seconded it was passed. Nicole abstained.

Issues caused by renters

We have had multiple issues where something happening in a rental unit was not reported to strata at the start of the problem and turned into a large expensive problem for strata once it was

discovered by strata. Strata is looking for any feedback or input on these matters and it will be discussed at the AGM as well.

AGM planning

Strata worked on AGM planning.

Old Business

Unit 11

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 unit 29 is all resolved and done.

Announcements

Next meeting

The next strata meeting will be a closed meeting for AGM planning and will be held November 9th, 2026 at 7:30 PM at unit 22.

Meeting Adjourned

Meeting adjourned at 8:29 PM. Motion by Nicole, seconded by Jillian.

PAYABLES

Date: OCTOBER 25, 2026

CUSTOMER	INVOICE	CHEQUE #	AMOUNT	GST	DISCRIPTION
Macandale's	41230 359450	847	229.70	10.44	Mower repair and delivery fee
District of Port Hardy	Oct/2026	848	5745.48		Utility Bill
Barb O'onnor	Oct, 2026	849	180.00		Bookkeeping
BC Hydro / Acc#11119933	2686	850	77.23	3.63	Account charges
Raincoast Renew Soft Wash Ltd.	59	651	85.00		Gutter Cleaning
Hardy Builder's Supply	99224B 99601B 99668B	652	148.68	6.64	Supplies
Home Hardware	454233 455496 455533 455562 455568 455619	653	1206.60	53.78	Supplies
H6 Electrical	3110	654	426.52	20.32	Units 11,17,19,35,49 repair
Carrot Park Contracting	1003	655	3825.00		Labour. Unit 29
Rev City	0002 0004	656	2362.50	112.50	Drainage job and removal of Gate electronics