

**CHELSEA GARDENS - LMS 1416**

[www.chelseastrata.com](http://www.chelseastrata.com)

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**COUNCIL MEETING MINUTES –FRIDAY FEBRUARY 2, 2018 – 9:00 AM CLUBHOUSE LIBRARY**

**STRATA COUNCIL - 2017/2018**

**PRESIDENT**

Zenon Jalbert – TH-202

**VICE-PRESIDENT**

Charlie Sweet-W227

**SECRETARY**

Bob Hurley - W-122

**TREASURER**

Victor Monasch- T153

**COUNCIL MEMBERS AT LARGE**

Garry Kirkland - K-405

Gordon Yamashita - K202

Charlie Sweet – W227

**LANDSCAPING**

Charlie Sweet-W227

**SECURITY**

Charlie Sweet-W227

**MAINTENANCE/LIAISONS**

Garry Kirkland - Townhouses

Murray Hill -Townhouses

Gordon Yamashita – Apartments

**SOCIAL LIAISON**

Bob Hurley

**RV COMMITTEE LIAISON**

Gordon Yamashita

**APARTMENT LIAISON**

Gordon Yamashita

**TOWNHOME LIAISON/MAINTENANCE**

Garry Kirkland

Murray Hill

**CLUBHOUSE EXERCISE ROOM/WORKSHOP**

**/BRING FORWARD**

Zenon Jalbert

**FOUNTAINS/PONDS**

Bob Hurley

**CLUBHOUSE OFFICE**

Valerie Morris

M, TU, TH, and F - 11:00 AM to Noon

Guest suite booking and Keys

**CARETAKERS**

(7:00 AM-3:00 PM-Monday-Friday)

John Unger - (604) 834-4578

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

Nights/weekends – Valerie Morris

(604) 834-4578

**STRATA MANAGERS**

Ross Ruddick

Jesse Train

E-Mail: [ross@crpm.ca](mailto:ross@crpm.ca)

[jesse@crpm.ca](mailto:jesse@crpm.ca)

**CROSSROADS MANAGEMENT LTD.**

1001, 7445 132<sup>ND</sup> STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

**\*\*MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED\*\***

**ATTENDANCE:**

Zenon Jalbert

Victor Monasch

Charlie Sweet

Gordon Yamashita

Bob Hurley

Murray Hill

**REGRETS**

Garry Kirkland

Ross Ruddick, Strata Manager

Jesse Train, Strata Manager

**(1) CALL TO ORDER**

The meeting was called to order at 9:00 AM by Zenon Jalbert, President and a quorum being present. The meeting had been called so as to deal with some issues that could not wait until the next council meeting.

**(2) CORRESPONDENCE**

Correspondence was received by Council that an Owner's guest was seen excessively speeding through out the complex which made another Owner feel very unsafe. Council requested the Strata Manager to send the Owner who had the guest a letter. All Owners are responsible for the actions of their visiting guests.

**(3) NEW BUSINESS**

a. **Rule change regarding exercise room** – An Owner sent a request to change the exercise room rules so as to accommodate persons with disabilities. The proposed amendment deals with the definition of an authorized person and, after discussion, the current rule would now read as follows:

**Rule E (8) An authorized person is:**

A caregiver, personal trainer, competent relative or friend of a disabled resident, who is designated to assist the resident with therapeutic exercises. It is required that the resident apply, in

writing to Council to designate the assistant as an authorized person. Other than using the equipment to assist, setup, or demonstrate, they are not to use the equipment.

It was **MOVED** and **SECONDED** to approve the proposed amendment to the Rules. **CARRIED**

- b. Owner request for alteration** – An Owner made a request to remove the load bearing post in their garage and replace with a load bearing beam that spans the entire width of the garage. Council will approve this alteration provided this Owner obtains written approval from an engineer that the scope of work proposed is to building code and signs an alteration agreement that passes the liability of this work solely to the Owner doing the alteration. It was **MOVED** and **SECONDED** by Council to approve this alteration on those terms. **CARRIED**
- c. Movie night request for Fireside Room** – A request from an Owner was submitted to Council to book the Fireside room for movie nights for the balance of 2018. This activity seems to be well attended. It was **MOVED** and **SECONDED** to approve this new group and the dates will be posted on the monthly calendars. This function would not take priority over Fireside Room requests for Celebrations of life, Council activities or organized and approved Social Club events. **CARRIED**
- d. Paid pub update from Strata Manager** – The Strata Manager has been actively working with our insurance broker (and related underwriter) to address liability concerns related to the serving of alcohol at paid (and unpaid) events in the Clubhouse Pub/Fireside Room. The insurer is satisfied with the processes and procedures in place for these events and has confirmed, in writing that the liability coverage contained in the annual strata insurance policy is valid for Chelsea Gardens Residents attending these functions. The underwriter is, at this point, unwilling to extend coverage to third party guests who are not residents of Chelsea Gardens so owners will not be able to bring guests to paid pub nights or other events that have a cash bar. The insurer is investigating pricing for additional coverage on an event specific basis. Until resolved, this will put the annual golf tournament at risk of cancellation.
- e. Telephone solicitation from Pro Gas in Langley** – Chelsea Gardens owners have been receiving telephone solicitation calls from this company. Their “story” is that they were supposed to have serviced the furnace/fireplace before Christmas but got too busy so they are following up now. They say they have a special on now and will be doing the area. In the past they have claimed to have been authorized by the Strata Council and this was never the case. We have, in many sets of minutes, advised our owners that we do not recommend that you use this company. We have had many reports from owners of very negative dealings with this company and the Strata Manager has also been contacted by the BC Safety Authority with concerns about them. If you have booked an appointment with them, it is strongly recommended that you call and cancel. If you notice any of their employees walking around Chelsea Gardens please immediately call John or Val to have them kicked off the property. While we cannot compel them to leave the property when an owner agrees to allow them to do service, we can enforce our “no solicitation” policy should they leave that unit and knock on doors or hand out flyers. We do also encourage any owner who has had negative interactions with this firm to register complaints with the Better Business Bureau and to post your negative reviews on Yelp. Strata Management and our staff can provide recommendations about reputable plumbing firms that many Chelsea Gardens owners have used in the past....including Alloyd Plumbing and Westech.

## **CROSSROADS HAS MOVED**

**Please note we moved our office on January 26, 2018.**

**Our new address will be: 1001-7445 132nd Street, Surrey, BC, V3W 1J8**

**The new office is in the same commercial complex and only a few doors down from our previous location. It provides CrossRoads with a larger space to accommodate our continued growth.**

**All phone and fax numbers will remain the same as will the email addresses for Ross Ruddick and Jesse Train.**

### **(4) ADJOURNMENT**

- The meeting was adjourned at 10:05 PM.
- The next council meeting is Tuesday February 20, 2018 – Clubhouse library

Ross Ruddick, Strata Manager – CrossRoads Management Ltd

Jesse Train, Strata Manager - CrossRoads Management

*Owners are advised that they should retain their printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years worth of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge.*

**CrossRoads Management - EMERGENCY CONTACT- 24 HOUR SERVICE - (778) 578-4445**

***Calling afterhours for an emergency you will be asked to press "1". This takes you to our afterhours 24/7 Call centre who will then contact the Strata Managers (or their back-up) at home or cell phone.***