



MONTHLY COUNCIL MEETING MINUTES

Tuesday, May 26, 2026

LOCATION/TIME - 1:00PM LIBRARY

Council: , Paul Kavanagh, Bob Hyde, Cathy Maxwell, Marilyn Hunter, Susie Glowsky, Ron Bergman, Ashley Orton

Strata Mgt: Jesse Train

STRATA COUNCIL - 2025/2026

EXECUTIVES

Bob Hyde	- T102
Paul Kavanagh	- T164
Cathy Maxwell	- T166
Susie Glowsky	- T314
Marilyn Hunter	- T168
Ashley Orton	- T243
Ron Bergman	- T231

Non-Council Assignments:

Zenon Jalbert	- T202
Marilyn Thomas	- T168
Marie Steen	- T177
Doug McLeod	- M302
Norm Reid	- T302
Mike Maxwell	- T166

COMMITTEE ASSIGNMENTS

President, Treasurer, Bring Forward, Capital Works
 Vice President, Security& Privacy, Treasurer, Capital Works
 Secretary, Minutes, Pest Control
 Townhouses,
 Social Committee Liaison, Clubhouse, Ponds & Fountains
 Condo's, Security & Privacy, Website
 Landscaping, Irrigation

Website, Security & Privacy
 RV Lot
 Pest Control
 Emergency Preparedness
 Irrigation
 Capital Works

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
 Office Staff - Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm
Emergency only : (604) 834-4578 Email: chelseagardens1416@outlook.com
NON-EMERGENCY CALLS - 604-501-0479

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca

#215 - 7455 132ND STREET SURREY, B.C. V3W 1J8
 Phone: (778) 578-4445 Fax: (778) 578-4447

EMERGENCY CONTACT 24 HOUR SERVICE (778) 578-4445

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

Owners are advised that they should retain their electronic or printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years 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. PDF copies can also be obtained from the Chelsea website: www.chelseatoday.org

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

1) CALL TO ORDER – 1:01 PM

2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from April 2026 Council Meeting.

3) CARETAKER REPORT – Don Kendall – No report submitted.

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

YEAR-END OPERATING RESULTS

The operating results for the year-ending February 28, 2026 were **MOVED, SECONDED and CARRIED** at the Annual General Meeting.

The operating surplus for the year-ending February 28, 2026 totaled \$152,946 and the transfer of this amount to the Contingency Reserve Fund was approved at the AGM.

CURRENT YEAR FINANCIAL RESULTS

OPERATIONS BUDGET

The financial statements for April, 2026 are attached to the minutes. After two months of operations we are showing a small surplus of \$17,228.

Owners should be aware that the fiscal year of Chelsea Gardens runs from March 1st to February 28th. As we hold the Annual General Meeting in April and only at that time approve an operating budget, the strata fees collected for the months of March and April are at the previous year's level. The changes in Strata Fees approved at the AGM are not yet reflected in the monthly financial statements.

As a result of the new budget passed at the AGM owners will see no change in their strata fees related to operations. However, there will be an increase in the CRF component and a reduction for water. Owners of Condos will also see a reduction for utilities. Your strata fee payment in June will be distorted as it will reflect the fee changes approved at the AGM.

OPERATIONS

The following are the highlights for our year-to-date operating results.

- Revenues are in line with budget.
- Building maintenance for Condos and Townhouses are over budget due to the timing of the window cleaning. The budget spreads these costs evenly over the year.
- Drainage repair and maintenance is over budget due to the repairs made to water lines in front of two townhouses. These repairs cost \$16,900 due to the extensive amount of work that was required.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of April, is \$39,087. This includes interest earned on the maturity of one of our GIC's.
- Expenditures so far consist entirely of an \$80,908 down-payment on our new access control system.

It was **MOVED, SECONDED and CARRIED** to approve the April Financials as presented.

5) COMMITTEE REPORTS

These reports are not necessarily submitted by the specific committee lead.

CONDOMINIUMS – Ashley Orton

A few complaints about noise are waiting to see if there is a reoccurrence, at which time I will investigate. We now have a sound meter which should help quantifying the level of sound.

Items unsuitable for garbage disposal are still being left at the compactor – this is mainly happening at the Kensington.

TOWNHOUSES – Susie Glowsky

Council received a letter from a townhouse unit regarding a smoking “violation”. I spoke with the homeowner, regarding how we could possibly deal with this situation with possibly a ‘chat” but unfortunately it seems that the source unit did not receive this in a receptive manner. This unit stated that they did not feel that it was their smoke she was smelling.

In conclusion it was decided that Council send a “smoking letter”.

CLUBHOUSE/POOL/GUEST SUITES/GYM/PONDS & FOUNTAINS – Marilyn Hunter

The Clubhouse has recently had the addition of eleven new toilets. These are the higher models better suited for our current population and feature lower flush volumes to help conserve water. It is anticipated that these will pay for themselves within the next few years through water savings. They are also of robust commercial quality and should last for many years.

We have been extremely busy with the fob programming and emergency contact information updates. This has involved many volunteers making this happen. Thank you so much — we could not have done this without you.

The new fob programming is almost complete, and the changeover is scheduled to happen June 1–5. Every unit has a main resident registered to receive an email with information on downloading the app and their master access code. **Please do not lose this information. ** The email will come from Akuvox, so please ensure you have received it or check your junk email folder. Much more information will be provided, so please look forward to future updates.

We are pleased to welcome a new janitorial company beginning June 1. They will be cleaning five days a week for seven hours each day. The company comes highly recommended and is called Concorde. There will be a temporary cleaner for the first two weeks, with the full-time cleaner starting mid-month Please be sure to welcome her to our wonderful Chelsea Gardens community and offer assistance as she becomes familiar with the property.

The swimming pool is now open — hooray! Water exercise classes have already begun, Robby the pool robot has been very busy keeping everything clean, and we are ready for a warm and enjoyable summer season. I am personally looking forward to the return of pool volleyball so I can once again hear the laughter and friendly bantering on Monday nights.

PONDS AND FOUNTAINS

I would like to begin with the sad loss of one of our turtles. She developed pneumonia and was placed in a separate large pool to ensure she would not pass the illness to the others and so we could administer antibiotics daily. After 11 days she still was not eating, and medication had to be force-administered. Following a return visit to the veterinarian, it was determined that she was not improving and she was gently euthanized. Evidently, red-eared slider turtles are susceptible to pneumonia. Who knew!

We have also temporarily acquired two beautiful ducks living in our koi pond. They visit us every year, raise their family here, and later escort their ducklings across the street to the larger pond nearby. Their presence has once again affected the water quality, making the pond somewhat murky. Please be assured that we are doing everything possible to keep our overloaded pond as clean and healthy as possible. We can gently shoo them away during the daytime, but by nightfall they are back again — sleeping peacefully and looking beautiful.

Volunteers are always gratefully welcomed to help keep the wisteria out of the pond and surrounding areas. This can be done by sweeping the pathways and using the pond scooper hanging nearby. These flowers are poisonous to the pond ecosystem.

Our metal stanchions around the pond are currently being repainted and are already looking wonderful. This is a slow process but should be completed over the summer months.

We are anticipating that Stage 3 water restrictions may be implemented by the city in early June. This may temporarily affect our water features and fountains. Please help by watering our trees where possible, as irrigation will not be permitted except potentially for the front entrance landscaping.

LANDSCAPING – Ron Bergman

This is the time of year when Chelsea Gardens really lives up to its name! With the nice weather we've been having it's a great time to get out and enjoy the blossoms and appreciate the work that the landscaping contractors and residents do to keep Chelsea beautiful.

Composted Black Bark Mulch was brought in for the residents on May 21. Thank you to everyone for following the guidelines and allowing everyone to participate. Hanging baskets have been put up along the central island to the front gate. The landscapers will also be putting mulch around some of the common areas and planting perennials and bedding plants in front of the clubhouse and along the central island.

A landscaping committee has been initiated. The objective of the landscaping committee is to help beautify Chelsea Gardens and enhance the existing landscaping, ensuring a consistent, quality environment for all residents and visitors to enjoy.

Some examples of activities of this committee:

- Assist residents needing help with pruning and maintaining their gardens
- Advise council regarding policies and standards for landscaping
- Undertake additional enhancements to common areas, beyond what the landscaping contractors currently do
- With approval from council, purchase supplies to enhance and beautify the grounds (e.g. hanging baskets, bark mulch)

This committee is meant to add value above and beyond the work currently done by our landscaping contractor, not to oversee or supervise work done by the contractor. The strata council is responsible for managing the contract with the landscapers and ensuring that they are fulfilling the scope of work.

If you are interested in joining the committee and/or assisting in the volunteer activities, please contact Hannelore Vanetta at Alecvan@telus.net

Council is establishing guidelines for those wishing to implement one of the four landscaping options passed at the AGM and these will be published as soon as they are ready. Anyone wishing to take advantage of these options is reminded that plans must be submitted to council for review and approval.

SAFETY AND SECURITY – Ashley Orton

As I'm sure you are all aware, we have been busy registering and handing out the new FOBs, prior to switching to the new Security system from AkuVox. We should be done by the time the minutes are out.

A very big thanks to all the volunteers that made this possible: Judy de Gaye, Wendy and Paul Kavanagh, Georgina Ooms, Gerry Helmer, Janice Bergman, Cathie Lockwood, Cynthia Bartel, Joyce Doyle, Marilyn Thomas, Christine Fleeton, Susi Satrijo, Shanda Stirk, Cheryl Boehr, Melanie Streifel, Debbie Thorburn, Gerry Dyck, Barb Gregg, Margy Jalbert. And, of course, Zenon Jalbert, Marilyn Hunter, Marie Orton and yours truly at FOB handout and registration.

The new system greatly reduces the effort required to maintain it (and will therefore also reduce human error).

Council is also installing new, brighter lighting in the parkades near the trash compactors to improve the quality of the security videos.

IRRIGATION – Ron Bergman

The sprinklers have been turned on for the zone from the front of the clubhouse to the front gate to provide water for the newly planted beds and hanging baskets. However, due to manpower restrictions and the likelihood for stricter Stage 3 watering restrictions, the remaining sprinklers will not be turned on at this time.

Maintaining the aging and complex in ground irrigation system at Chelsea Gardens requires a huge effort every spring and fall. We have been very fortunate to have a team of knowledgeable and willing volunteers to do this work in the past. However, due to medical and age-related issues many are not able to continue at this time. Norm Reid has agreed to continue as the leader of the irrigation team until a replacement can be found. Chelsea Gardens been fortunate to have someone with his knowledge and skills. If you are interested in assisting going forward, please contact Norm Reid or Ron Bergman.

Council is asking all residents to assist in keeping our shrubbery healthy by hand watering shrubs and trees around their residences and in nearby common areas. A reminder that under Stage 2 watering restrictions (and even stage 3) hand watering using a garden hose or water container is allowed at any time.

SOCIAL COMMITTEE – Linda Hart

Wednesday morning coffee is now BYOM—bring your own mug—to help reduce cleanup and support our wonderful volunteers.

The Social Committee has purchased 2 new pots for the clubhouse entrance along with plants and soil for the pool deck planters.

Join us for a 50's-themed Pizza Night on June 19.

Get ready to place your bets! On Canada Day the popular Chelsea Horse Derby returns! So far, there are 5 confirmed teams that will race to the finish line (Chelsea style).

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas

There are currently 46 of 50 stalls occupied in the RV lot. There were a total of 8 move-in's or move out's during May. One guest RV was also accommodated for a week in May. The new rental fee of \$30 per month is in effect giving us a revenue for May of \$1200.

The planned maintenance of the lot is well underway. Committee members - myself and Ken Leslie have been aided in power washing by Gene Slowski. A quarter of the lot has been completed and additional stalls from RV's moving out will be cleaned by the end of May. It is anticipated that more severe water restrictions will end our power washing until late Fall/Winter. Gene Slowski and Don Pittendreigh have been doing necessary repairs to the barbed wire fencing to increase our security. Barry Miller and Bruce Helmer will be repairing the bottom portion of the water shed. General weeding and clean up will be done as needed by Char Jagers and the rest of the Committee on an ongoing basis. All of this maintenance is done on a voluntary basis using existing materials as needed. Residents renting in the lot are welcome to contact Marilyn or any Committee member to assist us further with planned cleaning and maintenance.

Difficulties that we have been experiencing with the padlock on the North gates of the lot over the past year are becoming more prevalent as the lubricating done on a regular basis is not keeping up with the degradation of the long time padlock. It has become more of a priority for the RV Committee to research the advantages of a future add-on to the new Akuvox fob system to enhance the overall security of the RV lot. The future may be closer than we expected. The Committee is asking permission to work with Ashley Orton to do this investigation and explore options for the RV lot North entry gates.

CAPITAL WORKS COMMITTEE – Paul Kavanagh

No Report

INVESTMENT COMMITTEE – Paul Kavanagh

No Report

EMERGENCY PREPAREDNESS – Doug McLeod –

See attached

PEST COMMITTEE – Marie Steen

Currently the pest situation is overall not out of hand. Marie will continue to review requests and work with Orkin to keep the pests at bay.

6) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Brick Pavers at Front Entrance** – This work has been completed. Thank you for your patience while the work was being done.

The contractor discussed his installation strategy in advance. Through his extensive experience he thought it would be wise to have the pavers installed slightly higher than existing grade by approximately 3mm in anticipation of future settlement given the nature of commercial vehicle loading. If there are any real issues the contractor has advised me that he would return to the site to rectify.

- b) **Janitorial for the Clubhouse** – Concorde Services has been selected to carry out the janitorial in the clubhouse, and the condo buildings. They will be on site five days a week, 7 hours a day. They will be starting June 1st with a temporary cleaner while they wait for the permanent cleaner to be available June 15th.
- c) **Condo Roof Maintenance** – Roofix will be on site on May 29th to start roof maintenance repairs on all the condo roofs. This is part of our annual maintenance program to help prevent leaks until the roofs can be replaced. They will be on site for approximately 4 dry-weather business days. They will be starting at 7:30AM and ending each day around 4:30PM.

Please note:

There will be overhead noise daily from the crew on the roof.

Some of the products that we will be using do have an odour. There are no health risks associated with the odours, and it will dissipate within 24 hours. SDS sheets available upon request.

If you have furniture or items of value, you may wish to cover or move them to prevent damage. Also, you may wish to close your blinds for additional privacy.

d) **Trash or Treasure Day** –

Chelsea Gardens will be having a community garage sale on June 20th, 2026. The gates will remain normal on this day. Garage doors of the units must remain closed to avoid pest access.

The garage sale will run from 8:30AM to 4:00PM. At the end of day all items need to be put away.

Condos may set up their tables out front of the buildings and on the grass areas.

The following week will be Trash and Treasure Day Saturday, June 27th, 2026.

Items may be placed out on driveways of units and designated areas for condos on Friday, June 26th 2026, any items left out will be removed the next day.

Due to some people abusing Trash and Treasure Day in previous years, a restriction is being placed on the volume of items which may be put out. Residents may not put out items in excess of those which will fit in a space of 4 feet wide x 8 feet long x 4 feet tall.

Materials Accepted:

- ✓ Appliances (Fridge, Stove, AC Unit, Freezer, Dishwasher, etc.)
- ✓ Furniture (Couch, Chair, Love Seat, Table, etc.)
- ✓ Electronics (T.V, Computer, DVD Player, Vacuum, Gaming Systems etc.)
- ✓ Household Paint (Must have original label & Be Sealed, No Industrial Paints Allowed)
- ✓ Wood (Must not exceed 6 Feet in Length)
- ✓ Scrap Metal (BBQ, Racking, Exercise Equipment etc.)
- ✓ Propane Tanks (Must be Empty)
- ✓ Mattresses (\$30.00 Per Piece Recycling Fee Includes Futons & Box Springs)
- ✓ Car Batteries (Truck or Car Batteries)
- ✓ Household (Broken toys, Plastic, Cardboard, bagged garbage/recycling etc.)

Materials NOT Accepted

- × NO Wastes that are radioactive, hazardous, Pathogenic, toxic, flammable, caustic, corrosive, explosive, or which in any way could be dangerous to the persons receiving and/or handling them.
- × NO Medications or Pharmaceuticals
- × NO Drywall, Acoustic Ceiling Tiles or any other renovation materials.
- × NO Organic/Yard Waste includes Food Waste, Grass Clippings, concrete, soil, bricks etc.
- × NO items weighing over 125lbs, unless broken down to manageable pieces.

× NO Glues, Adhesives or Drywall mud unless 100% Dried Out.

× NO Liquids or Oils (Including Motor Oil & Cooking Oil)

× NO (On Rim) Vehicle Tires

****PLEASE NOTE: Mattress Recycling Fee of \$30.00 is the responsibility of each homeowner****

Please call 604-830-2309 to be added to the list of pick-ups should you have any mattresses, box springs or futons to recycle.

PLEASE ENSURE ALL HOUSHOLD PAINTS ARE SEPERATED FROM ALL OTHER MATERIALS SET OUT (DO NOT BAG) any spillage from poorly placed or damaged paint cans will be the responsibility of the Resident.

e) Dryer Vent Cleaning – Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – T/H’s

Monday, June 8th – Arriving between 8:30/9AM – **INSIDES** – Starting from **T/H 101** working systematically to **T/H 182**.

Tuesday, June 9th – Arriving between 8:30/9AM – **INSIDES** – Starting from **T/H 183** working systematically to **T/H 262**.

Wednesday, June 10th – Arriving between 8:30/9AM – **INSIDES** – Starting from **T/H 263** working systematically to **T/H 334**.

Thursday, June 11th & Friday, June 12th & Monday, June 15th – Arriving between 8:30/9AM – **OUTSIDES**

Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – Windsor Bldg.

Tuesday, June 16th – Arriving between 8:30/9AM – **INSIDES** – Starting from the Top floor working systematically down to the Ground floor, then clean **OUTSIDES**

Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – Kensington Bldg.

Wednesday, June 17th – Arriving between 8:30/9AM – **INSIDES** – Starting from the Top floor working systematically down to the Ground floor, then clean **OUTSIDES**

Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – Mayfair Bldg.

Thursday, June 18th – Arriving between 8:30/9AM – **INSIDES** – Starting from the Top floor working systematically down to the Ground floor, then clean **OUTSIDES**

Service Date Confirmation & Important Information

Unless we hear otherwise, the scheduled service date is considered confirmed.

Please review the following important information carefully:

• Rescheduling / Cancellation Policy

A minimum of ten (10) business days’ notice is required to reschedule or cancel service.

Cancellations made with less notice will incur a non-cancellation penalty of 50% of the quoted price.

• Dryer Preparation

National Air will not be held responsible for any damage to dryers if foreign objects (including but not limited to socks, toothbrushes, chopsticks, coins, hair clips, etc.) are not removed from the dryer drum and lint trap prior to cleaning.

• Unit Access

If no one is home or our technicians are unable to access a unit for any reason, they will proceed

to the next unit.

Units that cannot be accessed internally will still be cleaned from the exterior only.

- **Service Timing**

Each unit requires approximately 3 minutes for interior cleaning.

Time spent on each floor will depend on the number of units we are able to access.

- **Cleaning Method**

When cleaning the interior, dryers do not need to be moved.

All interior cleaning is performed through the lint trap using high-pressure air to push debris through the dryer channels and hose into the ducting. This material is then removed during exterior cleaning. Technicians are inside each unit for only a couple of minutes.

- f) **Condo Control** – This is under further investigation.
- g) **Clubhouse Toilet Replacement** – This has been completed and the low flow toilets look like it may have helped in water consumption.
- h) **Concerns of perimeter Wall Cleaning** – The top of the perimeter wall was not a painted surface, therefore, not part of the scope of work for the cleaning to be done.
- i) **New Utility Cart** – This is being investigated with many options available. It appears what we are looking for comes very close to the budget number.
- j) **Driveway repair and replacement Quotes** – It was **MOVED, SECONDED and CARRIED** to approve the quote from Morinventive to replace 2 driveways that have suffered root damage.
- k) **Access Control for remainder of the complex** – June 1st, 2026 the new access control system will be implemented.
- l) **Boiler Replacement plan** – JRS engineering recommended that Council hire a mechanical engineer to review the Mechanical systems including the Condo boilers and provide recommendations on the timing of future replacements, etc. Council will obtain quotes when the schedule has been determined.
- m) **Electrical Operating Permits** – EOP's will be obtained for all three condos and the clubhouse.
- n) **Landscaping Guidelines** – This has been tabled for further review.
- o) **Clubhouse Workshop** – There is an issue with new owners that have not gone through the course for access. This creates a safety issue as the only residents that have access to the workshop are residents that have completed the user safety course. This will be investigated.

7) NEW BUSINESS

1. Smoking –

Council has received a number of concerns and complaints regarding smoking on balconies, patios, and within garages, as smoke migration can affect the comfort, enjoyment, and health of neighbouring residents. Council recognizes that this can be a sensitive issue and appreciates the cooperation of all residents in helping maintain a respectful living environment.

At this time, Council has not identified any common area that could reasonably be designated as a smoking area without creating impacts on nearby residents or interfering with others' use and enjoyment of common spaces (for example, the gazebo and surrounding areas).

Council asks residents who smoke to please comply with the current bylaws and take all reasonable steps to minimize the impact on neighbouring units. Possible measures may include:

- Smoking off the property where practical and permitted
- Avoiding smoking near open windows, doors, ventilation intakes, and shared areas
- Using measures that may help reduce smoke migration where appropriate
- Being mindful of times and locations that may have a greater impact on neighbours

Council also encourages residents experiencing concerns related to smoking to respectfully and politely discuss the matter with their neighbours whenever they feel comfortable doing so before escalating the issue to Council. In many cases, open communication can help resolve concerns quickly and amicably.

Council's preference is always to encourage cooperation and neighbourly communication rather than enforcement. Issuing bylaw infraction notices is not Council's preferred approach, and resolving these matters through mutual respect and understanding benefits the community as a whole, however if that cannot be achieved the only other option is fining the people causing the issues.

- 2. WATER RESTRICTIONS** – It is anticipated the Stage 3 Water restrictions will be in place by June 8, 2026.
- 3. Light Sensors** – Stable Electric will be completing the sensors for the townhouses.
- 4. Parking Garage Trough Grates** – The trough drain entering a parkade is in need of replacement as there is a gap. Don is investigating options for replacement.
- 5. Unapproved garden border fence** – A letter was sent to a unit that did not get approval for a garden border fence. It was **MOVED, SECONDED, and CARRIED** to fine this unit \$200 for them not removing an unapproved garden fence.
- 6. TELUS or ROGERS** – Rogers provided a quote for the telecommunications service for the complex. There was only a minimal difference in price which is not sufficient savings to warrant a change in service provider.
- 7. Visitor Stall Clean up** – Council will investigate options to clean up the visitor parking stalls.
- 8. Crows Nests** – It was noted that a crow is a nuisance to a unit, unfortunately under the wildlife act the crow and its nest are protected at this time of year. During times of inactive nests an arborist will be asked to come review.
- 9. Printing for Minutes** – Minutes can be obtained on the Chelsea Today website. Therefore, the number of physical copies will be reduced.
- 10. Cat Litter Article** – **Below is an article about an owner ordered to pay \$55,000 to the Strata due to them dumping kitty litter down the toilets, please read if you are a cat owner and currently thinking about disposing of cat litter down the toilets. Please make sure all cat litter and cat waste is put into the garbage.**

Tenant who flushed cat litter costs B.C. condo owner nearly \$55K

By Lisa Steacy

Published: May 14, 2026 at 4:50PM EDT

A condo owner has been ordered to pay nearly \$55,000 after the person he was renting his unit to caused significant plumbing issues by flushing cat litter, according to a recent decision of B.C.'s Civil Resolution Tribunal.

The strata, which is the entity that manages the common property and assets of a condo building via a council, filed a claim with the tribunal saying the tenant caused "significant water damage" to the building in 2023. It was seeking reimbursement of its \$50,000 insurance deductible, among other damages.

The owner of the fourth-floor unit, Manjit Minhas, acknowledged “the strata lots below his were damaged by plumbing issues” but argued his now-evicted tenant was not solely responsible, according to the decision, which was posted online Wednesday.

The condo bylaws allow an owner to be held responsible for the costs of repairing damage that is not covered by the strata’s insurance, according to the decision.

“Owners are responsible for what occurs within their strata lot” and are on the hook for repairs if the strata can prove the damage “originated” in their unit, the decision explained.

Plumbers unable to resolve issue

On New Year’s Eve in 2023, the people living in the second-floor unit below Minhas’ reported a sewage backup in the bathroom. The next day, water began dripping into the unit below that one. Plumbers were called in and were unable to resolve the issue within the affected units, the decision said.

“The technician removed sections of the drainpipe from the parkade level and found a significant amount of cat litter inside the plumbing stack,” tribunal member Alison Wake wrote in her decision, adding the evidence submitted in the dispute included photographs from the plumbing company.

Plumbers told the strata council that the clogged pipe only served four units and “so the backup must have originated in one of these units,” the decision said.

In a follow-up email, plumbers told the strata council that Minhas’ tenants had three cats, and there was a litter box in the primary bathroom.

“They included a photograph of the litter box,” the decision said.

In addition, the occupants of the three units below Minhas’ said they did not have cats, and had no reason to use litter.

“Mr. Minhas does not dispute that (the tenant) had cats or disposed of cat litter in (the unit’s) plumbing. Instead, as noted, he makes general arguments that the strata has not proved that the damage was caused by (his) unit alone,” Wake wrote.

Neighbours had to temporarily move out

The tribunal found it was more likely than not, based on the evidence, Minhas’ tenant had caused the plumbing backup.

“As (the) bylaw makes an owner responsible for damages caused by their tenant’s actions, I find Mr. Minhas is responsible for the damage caused by the backup,” Wake continued.

The damage caused to the units below Minhas’ was “significant,” and the owners had to temporarily move out while remediation was underway. The strata made an insurance claim for repairs, paid a \$50,000 deductible and charged that amount back to Minhas.

The tribunal ordered Minhas to pay a total of \$54,568.99, comprising the deductible, pre-judgment interest, two bylaw fines incurred by his former tenant, and tribunal fees.

Additional claims made by the strata, seeking roughly \$30,000 in damages as reimbursement for additional repair costs, bylaw fines, and legal fees were dismissed.

Council discourages residents from flushing cat litter given the potential to damage drainage systems.

8) CORRESPONDENCE

Correspondence was either answered by a Council member, Caretaker or Crossroads verbally, or by letter sent through mail or email. If they were not answered in this way the response is indicated in the minutes below.

IT IS ADVISED: FOR COUNCIL TO ADDRESS COMPLAINTS OR WORK ORDERS: Council and Staff requires identification of unit, incident that occurred, time the incident, the more information the better for Council to better understand.

WORK ORDERS – IF YOU DO NOT IDENTIFY THE UNIT YOUR RESIDE IN OR CONTACT INFORMATION, ACTION ON THE WORK ORDER CANNOT BE COMPLETED.

A complaint was made about BBQ smoke and parking.

A complaint was made about pipe noise, they will monitor and report.

A complaint about a garbage can being abused by the garbage contractor.

A complaint about TV noise. A letter will be sent.

A privacy concern was submitted about the face recognition for the new access control program. This is optional and not mandatory.

A complaint was made about Christmas lights still being displayed, they have now been removed.

A complaint was made about the Townhouse units not getting a fob that works for both the gate and the garage door. Any townhouse unit is able to do so by purchasing a new box, this was mentioned at the AGM that this would not be included.

A report was made about continuous water running noise. This will be further investigated by staff.

A response letter was sent about dogs being off leash, the owner was apologetic and it would not be an issue again.

ADJOURNMENT: The meeting was adjourned at 4:11PM. The next meeting is June 30, 2026.

ALTERATION/RENOVATION INFORMATION

Exterior Alterations

Please note that the exterior of the building (including your patios, balconies and gardens) is limited common and common property and shall not be altered in any way without the written consent of the Strata Council. Any request must be made in writing for the Council's consideration.

Interior Alterations

Owners are also reminded under the Strata Property Act, should they wish to make any alterations to the interior of their Strata Lot, excluding paint/wallpaper, they must seek Strata Council's approval prior to any work being completed. Failure to obtain approval, can allow the Strata to have the alterations removed.

Process for submitting an alteration request

When submitting a request to make an alteration it is imperative that you provide time for the Council to review the request at their next Council meeting. This means to plan accordingly for the renovation or an improvement. Seek permission before scheduling with any contractors as their could be delays in getting appropriate approval.

Be sure to read the bylaws to understand if the improvement or renovation is allowed under the bylaws.

Providing more information for the Council to review will lead to less questions, and a faster approval time. Providing little information on the request will result in delays and questions from the Council in order to achieve approval of the work to be done.

Once approved by the Strata Council, the Management Company will be instructed to send an alteration letter for the Owner to sign and return to the Management Company for filing. Failure to obtain an alteration letter may result in the renovation or improvement being reverted back to original at the cost of the Owner.

IMPORTANT INFORMATION FOR NEW AND CURRENT RESIDNETS OF LMS1416

WATER LOSSES

The Council wishes to provide information when dealing with a loss into your unit, including but not limited to water, rain, moisture etc. The first steps are to determine whether the loss is over or under deductible and where the loss is emanating from; the latter includes mitigation of the loss under emergency work.

Loss From Common Area – Under Deductible

If the loss is determined to be under deductible and from the common area, the strata will be responsible for the repair and maintenance of the common areas, and, per the bylaws, each Owner will need to arrange for repairs to the inside of the strata lot. If this is the case, management will advise the Owner once common area repairs are completed so that the Owner can proceed with in-suite work.

Loss From Another Unit – Under Deductible

If the loss is determined to be under deductible and from another unit, the strata will not get involved and each Owner will need to arrange for repairs to the inside of their strata lot. The impacted unit should contact their adjuster to discuss subrogation against the source unit.

Loss From Common Area – Over Deductible

If the loss is determined to be over deductible and from the common area, a claim through the Strata Corporation's insurer will be opened. The Stata Corporation arranges and pays for all costs relating to common property. The Stata Corporation also arranges repairs to the strata lot except betterments to the strata lot (any renovations or upgrades including but not limited to flooring replacement, cabinetry work, electrical, plumbing etc). An adjuster for the Strata Corporation is assigned

Loss From Another Unit – Over Deductible

If the loss is determined to be over deductible and from another unit, a claim through the Strata Corporation's insurer will be opened. The Stata Corporation arranges and pays for all costs relating to the emergency and charges back these costs to the source unit. The Stata Corporation also arranges repairs to the strata lot except betterments to the strata lot (any renovations or upgrades including but not limited to flooring replacement, cabinetry work,

electrical, plumbing etc). An adjuster for the Strata Corporation is assigned. The impacted unit should contact their adjuster to discuss subrogation against the source unit.

IMPORTANT

It is important that owners obtain not only personal insurance for their unit, but also additional insurance for any upgrades as these are not covered by the strata corporation.

The Strata Corporation has an obligation to insure a strata lot, but not repair and maintain. This is a fundamental point to understand as the Strata Corporation is not legally obligated to repair a strata lot who suffers damage, where such damage is less than the strata corporation's insurance deductible.

The strata's insurance covers all common property and common assets and the area within the units as built. Strata insurance does not cover any of your personal belongings nor any upgrades you do within your unit.

For any loss, it would be suggested that Owners contact their personal insurers to notify them of the loss. They will ask for the bylaws and strata summary of coverages which are available on the website.

STAGE 3 RESIDENTIAL WATER RESTRICTIONS

Yards and landscaping		
Lawn watering*		✗ No watering
Watering trees, shrubs, inedible flowers/plants		✓ Water by hand: any day, any time with a water container, drip irrigation, or hose with spring-loaded nozzle ✗ No sprinklers or soaker hoses
Vegetable gardens		✓ Can be watered at any time
Decorative water features (fountains, ponds)		✗ No topping up or filling
Washing cars and boats		
At home		✗ No washing except spot cleaning for safety (windows, lights, mirrors)
At a commercial car wash		✓ Water-efficient facilities are allowed to operate
Washing surfaces		
Personal pressure washer and garden hoses		✗ No cleaning allowed
Hired commercial cleaner		✓ Cleaning for safety or prepping a surface for painting or similar treatment ✗ No aesthetic cleaning
Pools and hot tubs		
Personal		✗ No topping up or filling
Public**		✓ Remain open
Spray parks		✓ User-activated spray parks remain open

* Public spaces like sports fields and golf courses have separate water restrictions.

** Includes strata, hotel, and community pools that are permitted and regulated by the applicable health authority.



MAY 2026

USE BARBEQUES SAFELY

Let's not read about a careless barbeque fire here in Chelsea Gardens. Many of us remember the fire across the street at Canterbury Green in 2021. This building fire resulted from a BBQ propane tank explosion on a balcony. Eighty-two units in the strata were vacant for almost 3 years while repairs and renovations from fire and water damage were completed. Note that some residents did not have fire insurance, or were underinsured, and lost much if not all of their home equity.

We are privileged here in Chelsea as our current by-laws allow us to use natural gas, propane and/or electric BBQs on our decks and rear patios balconies. **LET'S KEEP OUR HOMES SAFE** – adhere to the following by-laws and best practices:

- Charcoal BBQs and the addition of wood chips in BBQs are not permitted,
- Prior to first use in the spring / summer, check the hose connections for leaks using a soapy liquid film on both ends of the hose connections (tank / natural gas outlet and BBQ unit); a generous coating from a spray bottle works well,
- Clean your grill regularly to reduce the potential for grease fires,
- Clean and/or change the grease tray on your barbie frequently,
- Keep the BBQ at least 2 feet away from walls, windows and any flammable surface,
- 24% of fires are caused by open flame appliances - **DO NOT LEAVE YOUR BARBIE UNATTENDED**,
- Keep a fire extinguisher handy to your BBQ - **Never pour water or flour on a grease fire**,
- Keep a spray bottle of water handy to extinguish small flare-ups before they spread (using a spray on flames is different from the effects of a solid stream of water),
- Open the BBQ lid prior to turning on the gas to prevent the building-up of gas prior to ignition, thus reducing the risk of an explosion
- When using the BBQ, do not wear loose clothing (e.g. long sleeves, pieces that dangle - including apron ties) that can come in contact with the burners or grill flare-ups,
- When finished using your BBQ, first turn off the regulator (e.g. the valve at the propane tank), thus bleeding the line, then turn off the burner controls after the burner flames die out,
- Call 911 as the situation requires - delaying increases the likelihood of extensive damage to the whole building.

DID YOU KNOW?

Emergency equipment in the home needs to be checked periodically to ensure availability and proper functioning. This includes: have fire extinguishers checked professionally (Google: Surrey Fire Extinguisher Servicing), and re-charged if necessary; ensure fire extinguishers and fire blankets are handy to the kitchen; replace smoke and gas detectors before they expire; and ensure detectors are not covered or blocked.

Our community is always changing: residents move out and others move in, some decline in capability with time, and others have changes in personal priorities. Thus, volunteers leave the program. We will always need more volunteers to ensure our emergency response is effective. If you are interested in contributing to your community in a very positive way, contact the Emergency Program Leader, Doug McLeod, at kdmcleod@telus.net, or 778.591.3999.

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
April 2026

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

ASSETS

1010-0000	Petty Cash	212.35
1013-0000	Bank Shares	5.00
1020-0000	Bank - Westminster - Chequing	165,414.32
1025-0120	Bank - Roof Replacement	399,368.66
1025-0121	Bank - Roofing Levy Holdback	8,747.86
1027-0000	Bank - Water Surcharge	90,302.92
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,721.59
1029-0000	Bank - Apt Utilities	72,309.83
1030-0000	Bank - Exercise Room	1,454.03
1040-0000	Bank - Social Committee	2,256.43
1200-0000	Prepaid Insurance	36,656.67
1205-0000	Prepaid Expenses	2,307.90
1300-0000	Accounts Receivable	9,123.65
1301-0002	A/R - Roof Replacement	7,997.88
	TOTAL ASSETS	805,879.09



LIABILITIES

2010-0000	Accounts Payable	49,437.80
2014-0000	Accrued Water & Sewer	38,333.34
2017-0000	Social Committee Fund	2,256.43
2018-0000	Exercise Room	1,454.03
2019-0000	Golf Tournament Fund	3,721.59
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	8,901.83
2250-0000	Pre-Paid Fees	664.88
	TOTAL LIABILITIES	105,069.90

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,599,844.07
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,747.86
3479-0020	ROOF REPLACEMENT TOTAL	416,114.40
3500-0000	Net Income - Prior Years	152,946.72
3510-0000	Net Income - Current Year	17,227.93

DATE: MAY 25/2026
ACCOUNTANT: 
PROPERTY MANAGER: 

3510-2000
3510-3000

Net Income - Utilities
Net Income - Water & Sewer
TOTAL OWNERS' EQUITY
TOTAL LIABILITIES AND EQUITY

62,550.56
51,969.58

700,809.19

805,879.09

Budget Comparison (Accrual)

CHELSEA - Operations - 02 (Ims1416)

April 2026

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-0000	Strata Fees	67,273.12	73,218.00	-5,944.88	146,438.48	146,436.00	2.48	878,616.00
4012-0000	CRF Strata Fees - Apartments	-23,190.92	-23,190.92	0.00	-46,381.84	-46,381.84	0.00	-278,291.00
4015-0000	Parking, Scooter & EV Parking	550.00	625.00	-75.00	1,081.00	1,250.00	-169.00	7,500.00
4022-0000	Move in/out	0.00	166.67	-166.67	200.00	333.34	-133.34	2,000.00
	TOTAL	44,632.20	50,818.75	-6,186.55	101,337.64	101,637.50	-299.86	609,825.00
4030-0000	Strata Fees	138,400.00	138,400.00	0.00	276,800.00	276,800.00	0.00	1,660,800.00
4032-0000	CRF Strata Fees - Townhomes	-50,454.33	-50,454.33	0.00	-100,908.66	-100,908.66	0.00	-605,452.00
	TOTAL	87,945.67	87,945.67	0.00	175,891.34	175,891.34	0.00	1,055,348.00
OTHER								
4040-0000	Rental - Fireside Lounge	150.00	83.33	66.67	350.00	166.66	183.34	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	750.00	1,000.00	-250.00	1,150.00	2,000.00	-850.00	12,000.00
4055-0000	R.V. Parking	1,290.00	1,000.00	290.00	2,215.00	2,000.00	215.00	12,000.00
4062-0000	Dish and Cutlery Rental	0.00	16.67	-16.67	25.00	33.34	-8.34	200.00
4065-0000	Interest Income	538.94	458.33	80.61	1,152.20	916.66	235.54	5,500.00
4066-0000	Remote Control Sale	230.00	500.00	-270.00	385.00	1,000.00	-615.00	6,000.00
	TOTAL OTHER	3,558.94	3,658.33	-99.39	6,477.20	7,316.66	-839.46	43,900.00
	TOTAL INCOME	136,136.81	142,422.75	-6,285.94	283,706.18	284,845.50	-1,139.32	1,709,073.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,347.76	3,750.00	1,402.24	4,695.52	7,500.00	2,804.48	45,000.00
6208-0000	Building Maint. - Apartments	7,123.58	4,166.67	-2,956.91	9,786.58	8,333.34	-1,453.24	50,000.00
6215-0000	Equipment Maint.-Apartments	2,739.89	5,416.67	2,676.78	4,466.88	10,833.34	6,366.46	65,000.00
6268-0050	Elevator Maint. - Apartments	1,392.05	2,083.33	691.28	2,719.76	4,166.66	1,446.90	25,000.00
6275-0000	Gate & Door Maint. - Apartment	215.00	625.00	410.00	230.00	1,250.00	1,020.00	7,500.00
6279-0000	Garbage Pick-up - Apts.	1,850.05	2,916.67	1,066.62	4,793.40	5,833.34	1,039.94	35,000.00
	TOTAL EXPS. BEFORE UTILITIES	15,668.33	18,958.34	3,290.01	26,692.14	37,916.68	11,224.54	227,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	22,131.62	5,833.33	-16,298.29	31,089.40	11,666.66	-19,422.74	70,000.00
6320-0000	Garbage Pick-up - Townhomes	6,097.23	7,500.00	1,402.77	12,194.46	15,000.00	2,805.54	90,000.00
	TOTAL OPERATING EXPS. - T.H.	28,228.85	13,333.33	-14,895.52	43,283.86	26,666.66	-16,617.20	160,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,666.67	596.67	28,140.00	29,333.34	1,193.34	176,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	4,583.33	4,583.33	16,899.75	9,166.66	-7,733.09	55,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
6440-0000	Irrigation System	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	4,000.00	4,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	14,070.00	23,750.00	9,680.00	45,039.75	47,500.00	2,460.25	285,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	1,935.71	3,750.00	1,814.29	5,301.99	7,500.00	2,198.01	45,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,250.00	1,250.00	40.89	2,500.00	2,459.11	15,000.00
6520-0000	Supplies Equipment - Common	62.30	1,250.00	1,187.70	151.90	2,500.00	2,348.10	15,000.00
6525-0000	Supplies Maintenance-Common	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
6535-0000	Enterphone and Security	65.04	500.00	434.96	129.93	1,000.00	870.07	6,000.00
6560-0000	Gate Repair & Maint. - Common	457.00	500.00	43.00	457.00	1,000.00	543.00	6,000.00
6565-0000	Pest Control - Common	1,620.68	1,666.67	45.99	2,904.72	3,333.34	428.62	20,000.00
	TOTAL REPAIR & MAINT.	4,140.73	9,208.34	5,067.61	8,986.43	18,416.68	9,430.25	110,500.00
UTILITIES								
6576-0000	Electricity	131.00	175.00	44.00	262.00	350.00	88.00	2,100.00
6577-0000	Electricity Ponds - Common	366.00	458.33	92.33	732.00	916.66	184.66	5,500.00
6580-0000	Electricity Stream - Common	552.00	700.00	148.00	1,104.00	1,400.00	296.00	8,400.00
6595-0000	Telephone Caretaker	322.52	125.00	-197.52	595.56	250.00	-345.56	1,500.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
TOTAL UTILITIES	1,371.52	1,458.33	86.81	2,693.56	2,916.66	223.10	17,500.00
RV LOT EXPENSES							
6640-0000 Repair & Maintenance - RV Lot	0.00	291.67	291.67	484.85	583.34	98.49	3,500.00
6690-0000 Electricity - RV Lot	69.00	70.83	1.83	138.00	141.66	3.66	850.00
TOTAL OPERATING EXPS-RV LOT	69.00	362.50	293.50	622.85	725.00	102.15	4,350.00
RECREATION CENTRE - COMMON							
6710-0000 Bldg Repair & Maint-Rec Centre	835.08	1,666.67	831.59	1,990.03	3,333.34	1,343.31	20,000.00
6712-0000 Equip. Rep. & Maint.-Clubhouse	4,300.72	2,083.33	-2,217.39	4,843.84	4,166.66	-677.18	25,000.00
6715-0000 Lock Up Costs - Rec. Centre	180.00	416.67	236.67	380.00	833.34	453.34	5,000.00
6720-0000 Guest Suites Telephone-Rec Cen	0.00	58.33	58.33	0.00	116.66	116.66	700.00
6725-0000 Exercise Equip R & M-Rec Centr	716.80	1,000.00	283.20	716.80	2,000.00	1,283.20	12,000.00
6730-0000 Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6735-0000 Pool Repair & Maint.-Rec. Cent	631.60	2,500.00	1,868.40	1,070.19	5,000.00	3,929.81	30,000.00
6740-0000 Pool Supplies & Chemicals-Rec.	368.93	541.67	172.74	368.93	1,083.34	714.41	6,500.00
6750-0000 Cleaning Supplies-Rec. Centre	312.60	333.33	20.73	412.76	666.66	253.90	4,000.00
6755-0000 Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6764-0000 Electricity - Rec. Centre	1,741.00	1,875.00	134.00	3,482.00	3,750.00	268.00	22,500.00
6765-0000 Gas - Rec. Centre	887.49	1,666.67	779.18	1,813.24	3,333.34	1,520.10	20,000.00
TOTAL OPER. EXPS-REC. CENTRE	9,974.22	12,308.33	2,334.11	15,077.79	24,616.66	9,538.87	147,700.00
SALARIES & BENEFITS							
6820-0000 Caretaker Salary and Benefits	5,638.14	5,666.67	28.53	11,092.06	11,333.34	241.28	68,000.00
6830-0000 Caretaker Assistant Wages	1,560.00	2,000.00	440.00	3,390.00	4,000.00	610.00	24,000.00
6865-0000 R. C. Janitor Wages and Ben.	2,587.65	2,500.00	-87.65	4,475.30	5,000.00	524.70	30,000.00
6875-0000 Payroll Costs	910.67	1,250.00	339.33	1,795.13	2,500.00	704.87	15,000.00
6890-0000 Workers Compensation Board	0.00	83.33	83.33	52.50	166.66	114.16	1,000.00
TOTAL SALARIES & PAYROLL COSTS	10,696.46	11,500.00	803.54	20,804.99	23,000.00	2,195.01	138,000.00
OFFICE EXPENSES							
6910-0000 Equipment Rep. & Maint.-Office	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6915-0000 Supplies	71.02	91.67	20.65	81.37	183.34	101.97	1,100.00
6920-0000 Telephone & Cable - Office	417.48	416.67	-0.81	834.96	833.34	-1.62	5,000.00
TOTAL OFFICE EXPENSES	488.50	591.67	103.17	916.33	1,183.34	267.01	7,100.00
ADMINISTRATION							
6970-0000 AGM Expenses - Admin.	0.00	666.67	666.67	4,869.37	1,333.34	-3,536.03	8,000.00
6975-0000 Council Expenses - Admin.	110.72	250.00	139.28	110.72	500.00	389.28	3,000.00
6980-0000 Legal Expenses	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
6983-0001 Records storage	0.00	20.83	20.83	0.00	41.66	41.66	250.00
6984-0000 Postage and Printing	1,118.87	1,166.67	47.80	3,135.45	2,333.34	-802.11	14,000.00
6985-0000 Insurance Appraisal	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
6990-0000 Insurance Premiums	25,214.25	25,214.25	0.00	50,428.50	50,428.50	0.00	302,571.00
6992-0000 Insurance Carrying Charges	486.35	483.33	-3.02	972.70	966.66	-6.04	5,800.00
7000-0000 Management Fees	7,666.67	8,500.00	833.33	15,333.34	17,000.00	1,666.66	102,000.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	0.00	100.00	100.00	600.00
7020-0000 Security - Admin.	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
7023-0000 Emergency Preparedness	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
7025-0000 Bank Charges	13.00	16.67	3.67	26.00	33.34	7.34	200.00
7030-0000 Strata Web Site	0.00	33.33	33.33	0.00	66.66	66.66	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0.81	0.00	-0.81	0.00
7051-0000 Statutory Financial Review	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
7051-0500 Contingency Transfer	13,741.83	13,741.83	0.00	27,483.66	27,483.66	0.00	164,902.00
TOTAL ADMINISTRATION EXPENSES	48,351.69	50,951.90	2,600.21	102,360.55	101,903.80	-456.75	611,423.00
TOTAL COMMON EXPENSES	89,162.12	110,131.07	20,968.95	196,502.25	220,262.14	23,759.89	1,321,573.00
TOTAL EXPENSES	133,059.30	142,422.74	9,363.44	266,478.25	284,845.48	18,367.23	1,709,073.00
NET INCOME (LOSS)	3,077.51	0.01	3,077.50	17,227.93	0.02	17,227.91	0.00
REVENUE UTILITIES							
REVENUE - APARTMENT UTILITIES							
9260-0000 Utilities Income - Apts.	9,875.50	9,875.50	0.00	19,751.00	19,751.00	0.00	118,506.00
9262-0000 Utilities Interest Income	196.08	166.67	29.41	397.19	333.34	63.85	2,000.00
9264-0000 Prior Year Surplus (Deficit)	0.00	0.00	0.00	69,494.49	69,494.00	0.49	69,494.00
TOTAL APARTMENT UTILITIES	10,071.58	10,042.17	29.41	89,642.68	89,578.34	64.34	190,000.00
UTILITY EXPENSES							
ELECTRICITY - APARTMENTS							
9360-0000 Electricity Kens & Mayfair	2,219.00	2,500.00	281.00	4,438.00	5,000.00	562.00	30,000.00
9365-0000 Electricity Windsor	1,463.00	1,666.67	203.67	2,926.00	3,333.34	407.34	20,000.00
TOTAL ELECTRICITY - APART.	3,682.00	4,166.67	484.67	7,364.00	8,333.34	969.34	50,000.00
GAS - APARTMENTS							

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9410-0000	Gas - Mayfair	2,541.82	2,500.00	-41.82	5,017.64	5,000.00	-17.64	30,000.00
9420-0000	Gas - Kensington	3,159.00	4,583.33	1,424.33	6,318.00	9,166.66	2,848.66	55,000.00
9430-0000	Gas - Windsor	4,058.45	4,583.33	524.88	8,392.48	9,166.66	774.18	55,000.00
	TOTAL GAS - APARTMENTS	9,759.27	11,666.66	1,907.39	19,728.12	23,333.32	3,605.20	140,000.00
	TOTAL UTILITIES - APARTMENT	13,441.27	15,833.33	2,392.06	27,092.12	31,666.66	4,574.54	190,000.00
	NET INCOME (LOSS) UTILITIES	-3,369.69	-5,791.16	2,421.47	62,550.56	57,911.68	4,638.88	0.00
	REVENUE - WATER INCOME							
9650-0000	Water - Apartments	5,562.92	5,562.92	0.00	11,125.84	11,125.84	0.00	66,755.00
9700-0000	Water - Townhouses	8,170.50	8,170.50	0.00	16,341.00	16,341.00	0.00	98,046.00
9725-0000	Water - Interest Income	254.86	250.00	4.86	636.85	500.00	136.85	3,000.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	62,199.23	62,199.00	0.23	62,199.00
	TOTAL WATER INCOME	13,988.28	13,983.42	4.86	90,302.92	90,165.84	137.08	230,000.00
	WATER EXPENSE							
9850-0000	Water Usage	19,166.67	19,166.67	0.00	38,333.34	38,333.34	0.00	230,000.00
	TOTAL WATER	19,166.67	19,166.67	0.00	38,333.34	38,333.34	0.00	230,000.00
	NET INCOME (LOSS) WATER	-5,178.39	-5,183.25	4.86	51,969.58	51,832.50	137.08	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
April 2026

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445



ASSETS

1025-0000	Bank - Westminster - Contingency	854,475.16
1038-1365	Prospera GIC - 4.2000% - Mar 6/2027	200,000.00
1038-1366	Prospera GIC - 4.1000% - Mar 6/2028	200,000.00
1038-1367	Prospera GIC - 4.1000% - Mar 6/2029	200,000.00
1038-1371	Prospera GIC - 3.1500% - Feb 6/2030	200,000.00
1038-1372	Prospera GIC - 3.0000% - Mar 10/2031	200,000.00
	TOTAL ASSETS	1,854,475.16

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-2,590,000.00
3479-0020	ROOF REPLACEMENT TOTAL	-2,590,000.00
3500-0000	Net Income - Prior Years	4,311,522.01
3510-0000	Net Income - Current Year	132,953.15
	TOTAL OWNERS' EQUITY	1,854,475.16
	TOTAL LIABILITIES AND EQUITY	1,854,475.16

DATE: MAY 25/2026
ACCOUNTANT: 
PROPERTY MANAGER: 

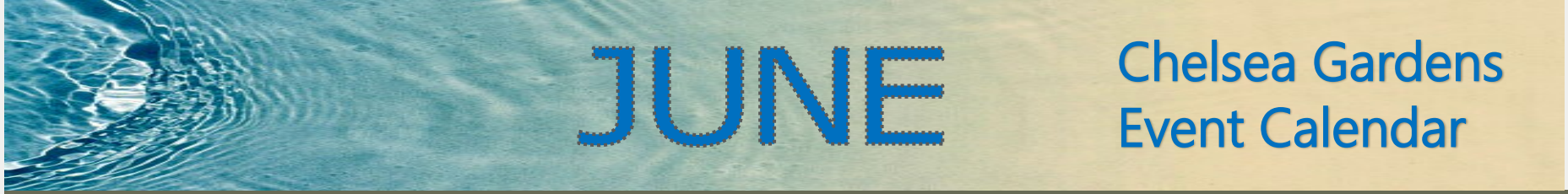
**Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
April 2026**

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-5000	Strata Fees - Apartments	23,190.92	23,190.92	0.00	46,381.84	46,381.84	0.00	278,291.00
4010-6000	Strata Fees - Townhomes	50,454.33	50,454.33	0.00	100,908.66	100,908.66	0.00	605,452.00
4012-0100	CRF Contribution	13,741.83	0.00	13,741.83	27,483.66	0.00	27,483.66	0.00
	TOTAL	87,387.08	73,645.25	13,741.83	174,774.16	147,290.50	27,483.66	883,743.00
4031-0000	Interest Income	2,162.81	0.00	2,162.81	39,086.74	0.00	39,086.74	0.00
	TOTAL	2,162.81	0.00	2,162.81	39,086.74	0.00	39,086.74	0.00
	TOTAL INCOME	89,549.89	73,645.25	15,904.64	213,860.90	147,290.50	66,570.40	883,743.00
EXPENSES								
6279-2026	Access Control Upgrade	80,907.75	14,583.33	-66,324.42	80,907.75	29,166.66	-51,741.09	175,000.00
	TOTAL EXPS. BEFORE UTILITIES	80,907.75	14,583.33	-66,324.42	80,907.75	29,166.66	-51,741.09	175,000.00
TOWNHOUSE EXPENSES								
6342-2026	2026 Townhouse Envelope Repairs	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000.00
	TOTAL OPERATING EXPS. - T.H.	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6451-2026	Privacy Fencing	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
	TOTAL LANDS. & GROUNDS	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
REPAIR & MAINTENANCE- GENERAL								
6513-2026	Electric Utility Vehicle	0.00	2,500.00	2,500.00	0.00	5,000.00	5,000.00	30,000.00
	TOTAL REPAIR & MAINT.	0.00	2,500.00	2,500.00	0.00	5,000.00	5,000.00	30,000.00
	TOTAL COMMON EXPENSES	0.00	4,583.33	4,583.33	0.00	9,166.66	9,166.66	55,000.00
	TOTAL EXPENSES	80,907.75	23,333.33	-57,574.42	80,907.75	46,666.66	-34,241.09	280,000.00
	NET INCOME (LOSS)	8,642.14	50,311.92	-41,669.78	132,953.15	100,623.84	32,329.31	603,743.00



JUNE


Chelsea Gardens Event Calendar

UPCOMING EVENTS AT A GLANCE

June 19
Pizza Night
(cash bar— see
poster)

June 21
@ 7:00
Movie Night

July 1st
Chelsea
Gardens
Canada Day
Event

SUN	MON	TUE	WED	THU	FRI	SAT	
	1 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	2 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	3 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	4 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	5 Pool Exercises 9:00 BYOB Pub Night	6	
7 June 19 Pizza Night (cash bar— see poster)	8 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	9 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	10 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	11 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	12 Pool Exercises 9:00 BYOB Pub Night	13	
14 June 21 @ 7:00 Movie Night	15 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	16 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	17 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	18 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	19 Pool Exercises 9:00 	20	
21 July 1st Chelsea Gardens Canada Day Event 	22 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	23 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	24 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	25 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	26 Pool Exercises 9:00 BYOB Pub Night	27	
28	29 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	30 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	 Pool/Deck Exercises—Monday-Friday @ 9:00 am Pool Volleyball—Monday @ 6:15 pm				