



MONTHLY COUNCIL MEETING MINUTES

Tuesday, June 30, 2026

LOCATION/TIME - 1:00PM LIBRARY

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

Strata Mgt: Jesse Train

Absent: Ron Bergman

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 - Marie Orton and Linda Hart – Everyday - 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 May 2026 Council Meeting.

3) CARETAKER REPORT – Don Kendall –

- Painting of the fishpond railings is ongoing. The first coat is on and second is being done next. A big thank you to Tom Calsbeck for volunteering to assist us.
- The drain in the Kensington underground is being replaced. We cleaned out the mud and debris and will install new grates next week.
- There is a sunken asphalt repair by a townhouse unit that has become a trip hazard. I will try to find a volunteer crew to repair.
- The streams are shut down due to a leak in the system. I will call in Crush drainage to investigate.
- Once fountains have lost their water due to wind, etc., they will be shut down due to water restrictions.
- The search for the new utility cart is still ongoing.
- Scott and I have cleaned out all of our workshop and storage rooms to put out for trash day.

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS BUDGET

The financial report for the period ending May 31, 2026, was presented to Council. After three months of operations we are showing a relatively small surplus of \$24,372.

Operations

Revenue

- Year-to-date revenue is essentially in line with budget with some minor offsetting variances across the revenue accounts.

Expenses

- Condo and Townhouse specific expenses are less than budget for the month of May. As previously reported the building maintenance for townhouses is higher than budget on a year-to-date basis due to the timing of the window cleaning.
- Certain individual accounts were above budget in the month including the following:
 - Plant replacement and improvements, due to upgrading the soil in front of the clubhouse and center island beds along with planting perennials in the beds.
 - Repairs and maintenance -general, due to repairs to privacy fencing not charged to the reserve account.
 - Equipment repair and maintenance, due to the timing of the annual waterline blowback testing that cost \$6,515.
 - Building Repair and maintenance – clubhouse, due to the purchase and installation of new commercial grade toilets at a cost of \$9,420.
 - AGM expenses, due to the timing of the payment for printing the AGM minutes.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of May, is \$41,429. This includes interest earned on the maturity of our GIC's.

- Expenditures to date total \$88,543 of which \$80,908 was the down payment on our new access control system and \$7,636 for privacy fencing.
- After three months the net increase in the CRF is \$215,047, bringing the balance to \$1,941,018.

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

5) COMMITTEE REPORTS

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

CONDOMINIUMS – Ashley Orton

Zenon adjusted the timing for the Kensington front door lock to give residents more time to open the door.

An alteration request was received from a Kensington resident regarding the removal of an internal wall. This was dealt with and the wall removed. No alteration letter was received as this work was done prior to new owner moving in. An engineer's letter had been received with acceptance but it does not appear that the new resident was aware of proper process.

The wall had been removed and pictures taken.

TOWNHOUSES – Susie Glowsky

This month seemed a bit busy with Reno's and upgrades to townhouses including the following:

Heat Pump - Completed - alteration letter seen
 Bathroom Reno - completed - Alteration letter seen
 New flooring - Alteration letter seen
 Heat Pumps - Alteration letter seen

Trellis/privacy fence replacement

I spoke with an owner and advised that as of 2025 at the AGM it was voted that there is a new look for the trellis. Owner wanted to pay for it themselves. As discussed at last Friday meeting strata would send a letter.

A letter was received regarding a request to replace the walkway from front door to back patio to even out the sidewalk.

I went over to other residents and spoke about the landscaping, explained it is their responsibility and to possibly look at options given at the AGM.

REMINDER: Please remove your extra Canda flags by July 8th, 2026, as per the bylaws:

Other than during the period of one week before and one week after Canada Day and/or BC Day, flags shall not be displayed off balcony railings and shall be displayed as intended (i.e. Not upside-down, deliberately sideways, ragged, torn or excessively faded). Other than during the week before and week after Canada Day and BC Day, each Strata Lot is restricted to display up to a maximum of one flag and the flag should not exceed two feet in width by four feet in length. Owners are responsible for damage to the building envelope. During the one week before and one week after Canada Day and BC Day, there will be no restriction on the quantity and location of these flags.

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

Pool

- We are currently looking for a deck box to store pool equipment.
- Our resident raccoon had a little too much fun one night, tearing up the pool noodles and even flipping over the skimmer lid.
- A big thank you to our morning exercise group for helping clean the pool scum line, and to Gene for continuing the work in the evenings. Your efforts have made a noticeable difference, and the pool is looking much better
- Robbie, our robotic pool cleaner, continues to keep us informed each morning when he has finished cleaning and is ready to be retrieved. Recently, he developed an impeller jam and kindly reminded me every two minutes until he was rescued! He was promptly serviced and is now happily back to work.

Clubhouse

Please take a moment to welcome our new janitor from Concorde Services, Siti [do we know her last name?]. Siti and Val Ferland have spent many hours cleaning and organizing all three janitor storage areas. After nearly 30 years of accumulated supplies and equipment, the spaces have been transformed. New cleaning supplies have been ordered, the clubhouse central vacuum has been repaired, all vacuums are being serviced, and everything is organized and ready to go.

Ponds and Fountains

- The pond stanchion painting project continues as a labour of love. Thank you to everyone volunteering their time. We expect the project to be completed by the fall.
- The wisteria surrounding the pond has been cut back, greatly reducing the number of flowers and leaves falling into the water
- While the recent sunshine hasn't done much for our lawns, it certainly encourages algae growth. To improve water quality, a second filter has been brought back into service and a second UV ballast installed, doubling our algae control capacity. A larger pump has also been installed to increase circulation, and an aeration system will soon be added to improve oxygen levels for our koi.
- Our stream is currently empty while maintenance is underway. A leak was found in the piping, resulting in water loss. Repairs are in progress, and the stream will be refilled once the work is complete and water restrictions are lifted
- The City of Surrey is currently under Level 2 water restrictions and may yet go to level 3. Our fountains are on a recirculating system, but the water will eventually evaporate, and they will need to be turned off until restrictions are lifted. The hanging plants and gardens underneath are still allowed to be watered so they will continue to be lovely as we enter the main gate.

Canada Day

Preparations are well underway for our Canada Day celebrations. We have many reasons to celebrate our wonderful country, and I'm sure this year's festivities will once again be outstanding. Chelsea Gardens has a special way of bringing people together and making us all proud to call this community home.

Happy Canada Day!

LANDSCAPING – Ron Bergman

At the AGM in April a rule was passed to approve the following 4 options for enhancing townhouse front landscaping and improving drought resistance:

Design 1: Evergreen Artificial Turf

Design 2: Large Rock & Drift Gravel

Design 3: Native Shrub and Bark Mulch Garden

Design 4: Courtyard Stone + Raised Planter

Council has now expanded on the guidelines for these options and the complete rules and guidelines have now been posted on Chelsea Today under Document Library. It is important to note that, in accordance with bylaw 7, all alterations to common property must obtain prior approval from council. These documents will be used to determine whether approval will be granted, so please refer to them as you plan any alteration to the landscaping around your property. The guidelines are attached to these minutes.

SAFETY AND SECURITY – Ashley Orton

The new security system has had a few minor setup issues that are being resolved by WeTech. This is to be expected, especially given the size of our complex. Zenon & I did a cleanup of the old system, keeping what could possibly have some value (not holding my breath).

One issue we had for the Windsor was the gate codes. Turns out that the codes were incorrect from day one and so I had to extract them from my backups. I reinstated the codes that everyone in the building had become accustomed to.

Most of the other issues had to do with residents getting used to the new system.

One of the clubhouse door handles was worn out. We have ordered new ones and will replace them as and when it becomes necessary.

Also please note: The number displayed when a visitor enters your gate code will no longer show “Chelsea Gardens” as the caller ID. This is because the new system does NOT use a landline to call your phone – it uses an Internet phone that has no ID. So, as posted on the Chelsea website, the numbers you will see are:

- Townhouses, Mayfair, Kensington, Windsor, Front Vehicle Gate and Pedestrian Gate:1-902-701-9367
- Mayfair and Windsor, Front Lobby Door:1-902-701-9367
- Kensington, Front Lobby Door 1-503-744-6210

These numbers may possibly change with time – will keep you updated

Clubhouse door handles and some other door handles throughout the condos will be replaced.

IRRIGATION – Ron Bergman

While the City of Surrey has decided not to move to Stage 3 water restrictions for now, this does not affect the decision to not start up the in-ground sprinkler system at Chelsea Gardens. Under stage 2, lawn sprinkling is not permitted. We do not have the volunteer manpower required to test, repair and turn on the system for the areas where sprinkling would be permitted, and then to flush out and turn off the system in the fall. It is also still likely that Surrey will move to stage 3 at some point this summer which would not allow sprinklers to be used anywhere.

We will look at options for maintaining the system in the future, including hiring contractors for this. We also encourage residents to look at the drought resistant options passed at AGM for enhancing front-facing landscaping. We would also like to thank residents and volunteers for continuing to hand water shrubs and plants to keep them healthy.

SOCIAL COMMITTEE – Linda Hart

We had a great turnout for our 1950s-themed Pizza Night on June 19. A few poodle skirts, Pink Ladies, and Rosie the Riveter even made an appearance.

The Chelsea Horse Derby returns on Canada Day for the first time since 2019! Six teams will compete, so get ready to bet on your favorite horse—or on all of them for better odds. After this event, the Social Committee will take a break and return with the annual corn dinner in September. Enjoy your summer!

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas and Susie Glowsky

We currently have only 4 open stalls in the RV lot for motorhomes, campers or tow vehicles only. The car/truck area comprising 7 stalls is full. One of those stalls is retained for emergency purposes or temporary storage and is currently used for that purpose.

The application form is being updated by the office to reflect the increase in rent \$25 to \$30. This should be uploaded to the Condo Control program when completed. The maintenance of the barbed wire all the way around the lot has been completed by Gene Slowski using existing material. Many hours were spent tightening up all three strands and replacing as needed. Most importantly, the entire top strand the majority of the way around has been replaced and will no longer be easy to climb over. One quarter of the lot has been power washed and almost sparkles. The Committee will continue to do a section at a time once water restrictions are removed. The bottom foot of the water shed is being reinforced, cleaned, sealed and painted this week led by Barry Miller which will give us many more useful years of service out of it. A push broom was donated by Marie Orton and a shovel donated by Wayne Topham so we can keep the lot cleaner on an ongoing basis.

The lock on the main gate of the RV lot has worn out and people are not only getting locked out but now, locked in. The outer waterproof case was broken by someone trying to get out of the lot so its useful life is over. Barry Miller has spent the past year regularly lubricating the lock and I have continued that. The Committee discussed 3 options:

- 1) replace the lock to use the current key;
- 2) replace the lock and reissue new keys to everyone thus locking out those not currently staff, renting or authorized Emergency Preparedness;
- 3) do we investigate further to put the RV lot on the same

Potential new fob system? The recommendation is to replace the lock keyed to the same keys and continue to investigate the feasibility of being added to the new Akuvox system.

It was MOVED, SECONDED and CARRIED to replace this lock with one of the same quality from Coastal Lock and Key at an approximate cost of \$180 plus taxes. This is covered by our current budget. The lock is to be keyed to the current key so as to avoid an unnecessary, expensive and complicated process of exchanging keys. Doug McLeod of Emergency Preparedness has been informed of this planned change. Related to this, the Committee is exploring the feasibility and costs of bringing the RV lot onto the new Akuvox system at a future time.

CAPITAL WORKS COMMITTEE – Paul Kavanagh

The planning for the new Condo Roofs is underway. Ted Neef, from Pheonix Roof Consultants has provided the tendering document which includes detailed specifications for the new roofs. The Committee has reviewed the document and provided their feedback to Ted.

INVESTMENT COMMITTEE – Paul Kavanagh

No Report

EMERGENCY PREPAREDNESS – Doug McLeod –

See attached

PEST COMMITTEE – Marie Steen

NOTICE TO ALL KENSINGTON RESIDENTS

Pest Monitoring and Treatment Program

Dear Owners and Residents,

The Strata Council wishes to advise residents that Orkin Pest Control is actively investigating and treating an isolated German cockroach infestation within the Kensington building.

At this time, Orkin is working diligently to identify the source of the infestation, determine any potential pathways of travel, and implement the appropriate treatment measures necessary to eradicate the problem as quickly and effectively as possible. Additional inspections and preventative treatments may be carried out in neighbouring units where recommended by Orkin as part of their professional containment strategy.

The cooperation of all residents is essential. If you observe what you believe to be a cockroach within your unit or the common areas, please report it immediately to Management. Early reporting allows Orkin to respond promptly and greatly improves the likelihood of containing the issue before it can spread.

Please Do Not Speculate or Assign Blame:

German cockroaches can be introduced and spread through a variety of means, and until Orkin has completed its investigation, no conclusions can or should be drawn regarding the source. Speculation serves no constructive purpose and can cause unnecessary distress and reputational harm to fellow residents.

The Strata Council expects all residents to treat one another with courtesy and respect and the spreading of any unsubstantiated allegations against another resident may be considered a breach of the Strata Bylaws. Any such complaints received by Council will be investigated and may result in bylaw enforcement.

We appreciate everyone's cooperation in allowing Orkin to perform their work and ask that residents focus on reporting sightings rather than attempting to determine the source of the infestation.

The Strata Council will continue to monitor the situation closely and will provide updates should additional information become available.

Thank you for your cooperation and understanding.

6) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Janitorial** – So far, we have had to replenish the majority of the supplies and equipment. Thank you to Val for all the work helping Concord onboard Chelsea Gardens. To date it appears that the cleaner is doing a wonderful job.
- b) **Condo Roof Maintenance** – Roofix completed the condo roof maintenance repairs. This is the third annual repairs that have been undertaken as part of the condo roof maintenance program. The work was completed to our expectations.
- c) **Trash or Treasure Day** – Overall it was a good day for trash and treasure. There was one incident that was against the bylaws and it was **MOVED, SECONDED and CARRIED** to send a letter to this unit.
- d) **Dryer Vent Cleaning** – This was completed by National Air, there was reports of an employee of National Air not being professional and very rude. This information was provided to National Air and they identified this to the crew.

e) **Condo Control** – An on-boarding meeting for Council and our office staff will happen on July 3rd, 2026.

f) **New Utility Cart –**

Background

One of the existing Chelsea Gardens utility vehicles is at the end of its useful life and has required ongoing repairs and maintenance to keep it in operating condition. At the Annual General Meeting on April 22, 2026 the owners approved the purchase of a new electric utility vehicle. The amount approved and included in the 2026/2027 budget was \$30,000.

Specifications

In order to meet the Caretaker operating requirements, the new utility vehicle should have the following specifications:

- 1) Electric power train
- 2) Enclosed and heated cab, with locking doors
- 3) Cargo box
- 4) Tow hitch
- 5) Integrated roll bar

Procurement activities

The search for the new utility vehicle included available manufacturers and models in British Columbia, western Canada and the western United States. The evaluation was narrowed down to models from five manufacturers.

The prices ranged from a low of \$29,988 to a high of \$47,348. The lowest price was for a John Deere, Gator GX but this model is not available with an enclosed cab. Another model, the Toro, Workman UTX was excluded from further evaluation because it is only available with a gas/diesel power train.

The preferred model is the Cubex, Max EV LSV at a delivered cost of \$37,335. The Max EV LSV is manufactured in Winnipeg and has a 150-day delivery time frame. All of the other utility vehicles are manufactured in the United States.

Recommendation

It is recommended that Council approve the purchase of the Cubex, Max EV LSV at the quoted price of \$37,335.

It was **MOVED, SECONDED and CARRIED** to approve the purchase of the Cubex utility Cart. It is unfortunate that we could not find a cart that fit what was needed for under \$30,000. The remaining \$7,335 will be paid from the operations budget.

- g) **Boiler Replacement plan** – JRS Engineering will be asked to follow their recommendations in the depreciation report and provide a Mechanical Condition Assessment.
- h) **Electrical Operating Permits** – The EOP requirements of the City of Surrey are still be investigated.
- i) **Landscaping Guidelines** – The Landscaping Guidelines are attached to these minutes.

j) **WATER RESTRICTIONS – STAGE 2 STILL.**

We are still in Stage 2. We are still prohibited is watering grass/lawns and filling water features.

Overview of what you can and can't do

(as of June 8/26)

The City will continue to monitor weather conditions and water demand and will adjust restrictions as needed.

Activity	Is it allowed?
Lawn watering	✗
Special sprinkling permits	✓
Flowers, shrubs, trees	✓
Edible plants	✓
Washing vehicles or boats	✓
Power washing	✓
Pools or spas	✓
Fountains or ponds	✓ (no fill/refill)
Landscaping for new buildings	✓

Activities not allowed ✗

Lawn watering

- Unless a special sprinkling permit has been issued.

Fountains or ponds

- Topping up or filling fountains or aesthetic water features (excluding ones that contain animals).

Activities allowed ✓

Watering trees, shrubs, and flowers

- **Residential:** 5 to 9am with sprinklers, any day.
- **Non-residential:** 4 to 9am with sprinklers, any day.
- Water at any time, any day, if hand watering or using drip irrigation.

Other

- **General**

- An automatic shut-off device (spray nozzle) is required on hoses.

- **Washing vehicles, boats, and surfaces**

- Washing a car or a boat any day at any time with a handheld hose on a gravel or paved area where wash water cannot enter any stormwater drains. We recommend using a commercial car wash that uses less water and treats the wastewater.
- Washing or pressure washing outdoor surfaces any day at any time with a handheld hose or pressure washer.

- **Edible plants, pools or spas, & fairways**

- Watering edible plants garden at any time.
- Filling or topping up a pool or hot tub.
- Watering of fairways is allowed once a week, except when operating under an approved Water Use Plan.

k) **TELUS or ROGERS** – Council is reviewing potential new contracts from TELUS and ROGERS. This will be further reviewed, once TELUS provides their proposal.

l) **Visitor Stall Clean up** – Council will investigate options to clean up the visitor parking stalls.

7) NEW BUSINESS

1. **Concrete and Asphalt Work Orders** – A priority list will be created to get quotes for the work required.
2. **Leak Investigation** – Crush Plumbing is coming to determine where the streams are leaking.
3. **Kensington Drain Maintenance** – This has been completed.
4. **Privacy Fences Moving Forward** – It is noted that some residents want to have lattice privacy fences still in place when repairs are needed. It was determined at the AGM two years ago that the new style privacy fences will be the only style moving forward. Residents should be aware that ***** If there is a small repair needed only on the current fence then the lattice fence will remain, however if the work is significant then it will be replaced with the new style privacy fence. ****
5. **Fireplace Contractors** – False information is being spread around Chelsea Gardens by a fireplace company that Jesse Train indicated that “BC Fireplaces” is the only company that can do fireplace replacements/work in Chelsea Gardens. This is false, everyone is free to contract with any fireplace contractor or professional for these types of repairs or replacements.
6. **Garbage Quotes** – Council has obtained quotes for the garbage service. We are waiting for one more to review.

- 7. Requests for Block/Street Parties** – Several street parties have been requested and approved by Council. It is imperative that there is no disturbances or issues with traffic or safety during these times or Council will need to re-assess the approval to do such events.
- 8. Heat Pumps, AC Units, EV Chargers** – It is reminded that if you are planning to get a heat pump, AC unit or EV charger installed, it is now a requirement to install a Energy Management Device as per the bylaw:

For the purposes of this bylaw:

“Energy Management Device (EMD)” means a device, system, or software-enabled controller that actively monitors, controls, limits, schedules, or optimizes electrical load to prevent electrical service overload and manage peak demand.

“Electrical Permit” means any permit required for electrical work under applicable building or electrical codes.

“Gas-to-Electric Conversion” means the replacement or removal of any gas-fired appliance with an electrically powered appliance.

“Major Electrical Load” means any electrical installation that significantly increases demand on an electrical service, including but not limited to air conditioning units, heat pumps, electric vehicle charging equipment, or electric space and water heating.

1. An approved Energy Management Device shall be installed when any of the following occur:

- Installation of a new or replacement:
- Air conditioning unit;
- Heat pump;
- Electric vehicle (EV) charging equipment.

Conversion from any gas-fired appliance to an electrically powered appliance, including but not limited to:

- Space heating;
- Water heating;
- Cooking appliances;
- Clothes dryers.
- Any combination of installations or conversions that materially increases electrical load, as determined by the Authority Having Jurisdiction (AHJ).

2. Device Requirements

- The Energy Management Device shall:
- Be approved by the Authority Having Jurisdiction;
- Be capable of managing electrical loads to prevent service overcapacity;
- Operate automatically without requiring manual user intervention;
- Be compatible with the installed electrical equipment; and
- Comply with all applicable electrical codes and safety standards.

3. Alternatives and Exceptions

- An Energy Management Device shall not be required where the applicant demonstrates, through a load calculation prepared by a qualified professional, that existing electrical service capacity is sufficient without load management for that specific unit capacity only.
- The Authority Having Jurisdiction may approve alternative load-management solutions that achieve equivalent or better performance.

- Temporary installations may be exempt at the discretion of the Authority Having Jurisdiction.

4. Permitting and Inspections

- Proof of Energy Management Device installation shall be provided prior to final electrical inspection approval.
- The Energy Management Device shall be operational at the time of inspection.

- 9. Bylaws Updated with Land Titles** – The new registered bylaws will be posted to Chelsea Today website.
- 10. Deck Box for Pool Items** – Council will investigate the options to purchase a pool deck box to store pool items.
- 11. Ice Maker Update** – The ice maker has been fixed, by a resident's son. Thank you for this service.
- 12. Cracks at Windows** – Cracks in several walls around windows in a townhouse unit were reported. This has been passed on to Jeff Morin for review.
- 13. Fire Inspections** – Notices attached.
- 13860 Kensington– Wednesday July 8th 8am to 4pm
13870 Mayfair – Thursday July 9th 8am to 4pm
13880 Windsor– Friday July 10th 8am to 4pm
13888 Clubhouse– Friday July 10th 1pm to 4pm
- 14. Pool Table Felt** – Classic Billard's will be contacted to provide a quote to repair the very small hole in the table felt.

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 received about the increase in traffic that may result from the extension of 70 Ave. to King George Boulevard. Council will forward the concern on to the city's planning department.

A response was provided about a chargeback letter. A clarification will be provided to the Owner.

Action will be taken to address an uneven ground issue.

A complaint was made about a dog barking. A letter will be sent.

A complaint was received about a chargeback letter. It was determined that the chargeback will remain.

A complaint was made about a dog attack, A bylaw violation letter will be sent to the dog owner.

A request made to change the landscaping outside a unit. They requested to go ahead with Option 2. An alteration letter will be sent to both units involved.

Unfortunately, someone caused damage to a vehicle in the parking garage however, we have no way to know how this damage could have happened because we do not have video coverage in that area.

It was approved to allow a unit to install an ornamental fruit tree.

A letter was sent to a unit by mistake. This was a mistake by Jesse Train, and an apology was sent to the Owner explaining what occurred.

A request was made to accommodate a resident under 19 to utilize our fitness facilities, Unfortunately, due to our bylaws and rules this request could not be accommodated. It was **MOVED, SECONDED and CARRIED** to deny this accommodation request.

ADJOURNMENT: The meeting was adjourned at 4:12PM. The next meeting is July 28, 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 there 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 Strata Corporation arranges and pays for all costs relating to common property. The Strata 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 Strata Corporation arranges and pays for all costs relating to the emergency and charges back these costs to the source unit. The Strata 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.



JUNE 2026

EMERGENCY PROGRAM TABLE-TOP EXERCISE SUMMARY

The Chelsea Gardens Emergency Preparedness and Response Program conducted a “table-top” emergency response exercise on Saturday, May 9. Forty members of the emergency program response teams participated in the 2½ hour discussion exercise. The exercise was followed by a social event.

Descriptions of several significant emergency scenarios were provided to participants. Response teams were asked to discuss, within their teams, appropriate responses to specific situations related to their team response function (e.g. first aid, condo building captains, pet care, etc.). Selected team members described the team responses to the larger group, and the larger group provided feedback on the responses.

Several questions posed to participants were designed to promote discussions pertaining to already established response procedures. The discussions reinforced participant knowledge and understanding of these procedures.

The exercise drew attention to the need for team members to discuss possible response actions to each emergency situation. These discussions should conclude with the identification of the most appropriate actions, and communication with the Incident Command Team (ICT), prior to undertaking a response, regarding the proposed actions. Communication of response updates to the ICT was also noted, to enable the ICT to manage the overall response, including people and equipment.

Most of the team training activities over the year are undertaken in isolation – that is, without involvement of other teams. We are acutely aware that many emergency response situations will require the coordinated involvement of 2 or more teams. Thus, we endeavored to incorporate, by way of some of the questions to teams, discussions on how the teams would coordinate with others in these situations. Based on these discussions, participants acknowledged that further work with respect to coordination among teams is needed, and that guidelines are required for appointing one person to be in charge of a site response involving multiple teams.

Participants agreed that these types of “table-top” exercises improved their understanding of response procedures, and made them feel more confident in their abilities to appropriately respond to emergency situations.

DID YOU KNOW?

Every strata unit owner/tenant is responsible for maintaining insurance related to problems that could result from the fixture failures (e.g. plumbing, electrical, appliances, etc.) in the unit or actions of the owners/tenants. Problems often occur when the owner/tenant is away from the unit. Thus, many insurers require that someone completes a regular check on the unit during periods of vacancy. Otherwise, the insurer may not provide coverage for some risks that are normally covered. Check with your insurance agent to confirm the requirements for monitoring of the unit during vacant periods in order to maintain full insurance coverage.

It is recommended that residents leave a key for their unit in the clubhouse office (and possibly also with a Chelsea neighbour) to provide access to the unit if problems do occur during times when the unit is vacant.

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 - Contingency - 02 (lms1416c)
May 2026

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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	941,018.12
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		<u>1,941,018.12</u>

LIABILITIES

2010-0000	Accounts Payable	<u>4,449.47</u>
TOTAL LIABILITIES		<u>4,449.47</u>

**OWNERS EQUITY
RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	<u>-2,590,000.00</u>
3479-0020	ROOF REPLACEMENT TOTAL	<u>-2,590,000.00</u>
3500-0000	Net Income - Prior Years	4,311,522.01
3510-0000	Net Income - Current Year	<u>215,046.64</u>
TOTAL OWNERS' EQUITY		<u>1,936,568.65</u>
TOTAL LIABILITIES AND EQUITY		<u>1,941,018.12</u>

DATE: JUN 16/2026
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

Budget Comparison (Accrual) **CHELSEA - Contingency - 02 (lms1416c)** **May 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	69,572.76	69,572.76	0.00	278,291.00
4010-6000	Strata Fees - Townhomes	50,454.33	50,454.33	0.00	151,362.99	151,362.99	0.00	605,452.00
4012-0100	CRF Contribution	13,741.83	0.00	13,741.83	41,225.49	0.00	41,225.49	0.00
	TOTAL	87,387.08	73,645.25	13,741.83	262,161.24	220,935.75	41,225.49	883,743.00
4031-0000	Interest Income	2,341.96	0.00	2,341.96	41,428.70	0.00	41,428.70	0.00
	TOTAL	2,341.96	0.00	2,341.96	41,428.70	0.00	41,428.70	0.00
	TOTAL INCOME	89,729.04	73,645.25	16,083.79	303,589.94	220,935.75	82,654.19	883,743.00
EXPENSES								
6279-2026	Access Control Upgrade	0.00	14,583.33	14,583.33	80,907.75	43,749.99	-37,157.76	175,000.00
	TOTAL EXPS. BEFORE UTILITIES	0.00	14,583.33	14,583.33	80,907.75	43,749.99	-37,157.76	175,000.00
TOWNHOUSE EXPENSES								
6342-2026	2026 Townhouse Envelope Repairs	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000.00
	TOTAL OPERATING EXPS. - T.H.	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6451-2026	Privacy Fencing	7,635.55	2,083.33	-5,552.22	7,635.55	6,249.99	-1,385.56	25,000.00
	TOTAL LANDS. & GROUNDS	7,635.55	2,083.33	-5,552.22	7,635.55	6,249.99	-1,385.56	25,000.00
REPAIR & MAINTENANCE- GENERAL								
6513-2026	Electric Utility Vehicle	0.00	2,500.00	2,500.00	0.00	7,500.00	7,500.00	30,000.00
	TOTAL REPAIR & MAINT.	0.00	2,500.00	2,500.00	0.00	7,500.00	7,500.00	30,000.00
	TOTAL COMMON EXPENSES	7,635.55	4,583.33	-3,052.22	7,635.55	13,749.99	6,114.44	55,000.00
	TOTAL EXPENSES	7,635.55	23,333.33	15,697.78	88,543.30	69,999.99	-18,543.31	280,000.00
	NET INCOME (LOSS)	82,093.49	50,311.92	31,781.57	215,046.64	150,935.76	64,110.88	603,743.00

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

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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	177,125.13
1025-0120	Bank - Roof Replacement	400,369.27
1025-0121	Bank - Roofing Levy Holdback	8,769.78
1027-0000	Bank - Water Surcharge	104,297.00
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,730.91
1029-0000	Bank - Apt Utilities	68,919.44
1030-0000	Bank - Exercise Room	1,457.67
1040-0000	Bank - Social Committee	2,262.08
1200-0000	Prepaid Insurance	38,499.74
1205-0000	Prepaid Expenses	1,153.95
1300-0000	Accounts Receivable	22,913.04
1301-0002	A/R - Roof Replacement	7,997.88
TOTAL ASSETS		<u>843,713.24</u>

LIABILITIES

2010-0000	Accounts Payable	47,926.34
2014-0000	Accrued Water & Sewer	57,500.01
2017-0000	Social Committee Fund	2,262.08
2018-0000	Exercise Room	1,457.67
2019-0000	Golf Tournament Fund	3,730.91
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	9,283.31
2250-0000	Pre-Paid Fees	17,527.00
TOTAL LIABILITIES		<u>139,987.32</u>

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,600,844.68
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,769.78
3479-0020	ROOF REPLACEMENT TOTAL	<u>417,136.93</u>
3500-0000	Net Income - Prior Years	152,946.72
3510-0000	Net Income - Current Year	24,372.49

DATE: JUN 16/2026
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

3510-2000	Net Income - Utilities	62,472.79
3510-3000	Net Income - Water & Sewer	46,796.99
	TOTAL OWNERS' EQUITY	703,725.92
	TOTAL LIABILITIES AND EQUITY	843,713.24

Budget Comparison (Accrual) **CHELSEA - Operations - 02 (lms1416)** **May 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	73,219.24	73,218.00	1.24	219,657.72	219,654.00	3.72	878,616.00
4012-0000 CRF Strata Fees - Apartments	-23,190.92	-23,190.92	0.00	-69,572.76	-69,572.76	0.00	-278,291.00
4015-0000 Parking, Scooter & EV Parking	550.00	625.00	-75.00	1,631.00	1,875.00	-244.00	7,500.00
4022-0000 Move in/out	200.00	166.67	33.33	400.00	500.01	-100.01	2,000.00
TOTAL	50,778.32	50,818.75	-40.43	152,115.96	152,456.25	-340.29	609,825.00
4030-0000 Strata Fees	138,400.00	138,400.00	0.00	415,200.00	415,200.00	0.00	1,660,800.00
4032-0000 CRF Strata Fees - Townhomes	-50,454.33	-50,454.33	0.00	-151,362.99	-151,362.99	0.00	-605,452.00
TOTAL	87,945.67	87,945.67	0.00	263,837.01	263,837.01	0.00	1,055,348.00
OTHER							
4040-0000 Rental - Fireside Lounge	125.00	83.33	41.67	475.00	249.99	225.01	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	950.00	1,000.00	-50.00	2,100.00	3,000.00	-900.00	12,000.00
4055-0000 R.V. Parking	1,145.00	1,000.00	145.00	3,360.00	3,000.00	360.00	12,000.00
4062-0000 Dish and Cutlery Rental	25.00	16.67	8.33	50.00	50.01	-0.01	200.00
4065-0000 Interest Income	549.23	458.33	90.90	1,701.43	1,374.99	326.44	5,500.00
4066-0000 Remote Control Sale	65.00	500.00	-435.00	450.00	1,500.00	-1,050.00	6,000.00
TOTAL OTHER	3,459.23	3,658.33	-199.10	9,936.43	10,974.99	-1,038.56	43,900.00
TOTAL INCOME	142,183.22	142,422.75	-239.53	425,889.40	427,268.25	-1,378.85	1,709,073.00
EXPENSES							
6030-0000 Apt Janitor/Contract Services	2,347.76	3,750.00	1,402.24	7,043.28	11,250.00	4,206.72	45,000.00
6208-0000 Building Maint. - Apartments	2,160.34	4,166.67	2,006.33	11,946.92	12,500.01	553.09	50,000.00
6215-0000 Equipment Maint.-Apartments	3,666.94	5,416.67	1,749.73	8,133.82	16,250.01	8,116.19	65,000.00
6268-0050 Elevator Maint. - Apartments	1,392.05	2,083.33	691.28	4,111.81	6,249.99	2,138.18	25,000.00
6275-0000 Gate & Door Maint. - Apartment	0.00	625.00	625.00	230.00	1,875.00	1,645.00	7,500.00
6279-0000 Garbage Pick-up - Apts.	3,445.15	2,916.67	-528.48	8,238.55	8,750.01	511.46	35,000.00
TOTAL EXPS. BEFORE UTILITIES	13,012.24	18,958.34	5,946.10	39,704.38	56,875.02	17,170.64	227,500.00
TOWNHOUSE EXPENSES							
6315-0000 Building Maint. - Townhomes	863.96	5,833.33	4,969.37	31,953.36	17,499.99	-14,453.37	70,000.00
6320-0000 Garbage Pick-up - Townhomes	6,712.24	7,500.00	787.76	18,906.70	22,500.00	3,593.30	90,000.00
TOTAL OPERATING EXPS. - T.H.	7,576.20	13,333.33	5,757.13	50,860.06	39,999.99	-10,860.07	160,000.00
COMMON EXPENSES							
LANDSCAPING & GROUNDS							
6415-0000 Landscape Contract	14,070.00	14,666.67	596.67	42,210.00	44,000.01	1,790.01	176,000.00
6425-0000 Drainage Repair & Maint-Ground	0.00	4,583.33	4,583.33	16,899.75	13,749.99	-3,149.76	55,000.00
6435-0000 Plant Replacement & Imp-Ground	3,032.63	1,666.67	-1,365.96	3,032.63	5,000.01	1,967.38	20,000.00
6440-0000 Irrigation System	15.00	833.33	818.33	15.00	2,499.99	2,484.99	10,000.00
6455-0000 Snow Removal	0.00	2,000.00	2,000.00	0.00	6,000.00	6,000.00	24,000.00
TOTAL LANDS. & GROUNDS	17,117.63	23,750.00	6,632.37	62,157.38	71,250.00	9,092.62	285,000.00
REPAIR & MAINTENANCE- GENERAL							
6510-0000 Repair & Maintenance	7,416.28	3,750.00	-3,666.28	12,718.27	11,250.00	-1,468.27	45,000.00
6515-0000 Equipment Rep. & Maint.-Common	6,514.73	1,250.00	-5,264.73	6,555.62	3,750.00	-2,805.62	15,000.00
6520-0000 Supplies Equipment - Common	44.79	1,250.00	1,205.21	196.69	3,750.00	3,553.31	15,000.00
6525-0000 Supplies Maintenance-Common	268.15	291.67	23.52	268.15	875.01	606.86	3,500.00
6535-0000 Enterphone and Security	65.04	500.00	434.96	194.97	1,500.00	1,305.03	6,000.00
6560-0000 Gate Repair & Maint. - Common	0.00	500.00	500.00	457.00	1,500.00	1,043.00	6,000.00
6565-0000 Pest Control - Common	1,476.64	1,666.67	190.03	4,381.36	5,000.01	618.65	20,000.00
TOTAL REPAIR & MAINT.	15,785.63	9,208.34	-6,577.29	24,772.06	27,625.02	2,852.96	110,500.00
UTILITIES							
6576-0000 Electricity	131.00	175.00	44.00	393.00	525.00	132.00	2,100.00
6577-0000 Electricity Ponds - Common	366.00	458.33	92.33	1,098.00	1,374.99	276.99	5,500.00
6580-0000 Electricity Stream - Common	552.00	700.00	148.00	1,656.00	2,100.00	444.00	8,400.00
6595-0000 Telephone Caretaker	202.26	125.00	-77.26	797.82	375.00	-422.82	1,500.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
TOTAL UTILITIES	1,251.26	1,458.33	207.07	3,944.82	4,374.99	430.17	17,500.00
RV LOT EXPENSES							
6640-0000 Repair & Maintenance - RV Lot	92.86	291.67	198.81	577.71	875.01	297.30	3,500.00
6690-0000 Electricity - RV Lot	69.00	70.83	1.83	207.00	212.49	5.49	850.00
TOTAL OPERATING EXPS-RV LOT	161.86	362.50	200.64	784.71	1,087.50	302.79	4,350.00
RECREATION CENTRE - COMMON							
6710-0000 Bldg Repair & Maint-Rec Centre	11,305.87	1,666.67	-9,639.20	13,295.90	5,000.01	-8,295.89	20,000.00
6712-0000 Equip. Rep. & Maint.-Clubhouse	257.25	2,083.33	1,826.08	5,101.09	6,249.99	1,148.90	25,000.00
6715-0000 Lock Up Costs - Rec. Centre	140.00	416.67	276.67	520.00	1,250.01	730.01	5,000.00
6720-0000 Guest Suites Telephone-Rec Cen	0.00	58.33	58.33	0.00	174.99	174.99	700.00
6725-0000 Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	716.80	3,000.00	2,283.20	12,000.00
6730-0000 Workshop R & M-Rec. Centre	92.40	83.33	-9.07	92.40	249.99	157.59	1,000.00
6735-0000 Pool Repair & Maint.-Rec. Cent	1,366.88	2,500.00	1,133.12	2,437.07	7,500.00	5,062.93	30,000.00
6740-0000 Pool Supplies & Chemicals-Rec.	768.82	541.67	-227.15	1,137.75	1,625.01	487.26	6,500.00
6750-0000 Cleaning Supplies-Rec. Centre	55.97	333.33	277.36	468.73	999.99	531.26	4,000.00
6755-0000 Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
6764-0000 Electricity - Rec. Centre	1,741.00	1,875.00	134.00	5,223.00	5,625.00	402.00	22,500.00
6765-0000 Gas - Rec. Centre	712.61	1,666.67	954.06	2,525.85	5,000.01	2,474.16	20,000.00
TOTAL OPER. EXPS-REC. CENTRE	16,440.80	12,308.33	-4,132.47	31,518.59	36,924.99	5,406.40	147,700.00
SALARIES & BENEFITS							
6820-0000 Caretaker Salary and Benefits	5,638.14	5,666.67	28.53	16,730.20	17,000.01	269.81	68,000.00
6830-0000 Caretaker Assistant Wages	1,620.00	2,000.00	380.00	5,010.00	6,000.00	990.00	24,000.00
6865-0000 R. C. Janitor Wages and Ben.	2,570.15	2,500.00	-70.15	7,045.45	7,500.00	454.55	30,000.00
6875-0000 Payroll Costs	912.34	1,250.00	337.66	2,707.47	3,750.00	1,042.53	15,000.00
6890-0000 Workers Compensation Board	0.00	83.33	83.33	52.50	249.99	197.49	1,000.00
TOTAL SALARIES & PAYROLL COSTS	10,740.63	11,500.00	759.37	31,545.62	34,500.00	2,954.38	138,000.00
OFFICE EXPENSES							
6910-0000 Equipment Rep. & Maint.-Office	340.67	83.33	-257.34	340.67	249.99	-90.68	1,000.00
6915-0000 Supplies	27.98	91.67	63.69	109.35	275.01	165.66	1,100.00
6920-0000 Telephone & Cable - Office	417.48	416.67	-0.81	1,252.44	1,250.01	-2.43	5,000.00
TOTAL OFFICE EXPENSES	786.13	591.67	-194.46	1,702.46	1,775.01	72.55	7,100.00
ADMINISTRATION							
6970-0000 AGM Expenses - Admin.	2,230.86	666.67	-1,564.19	7,100.23	2,000.01	-5,100.22	8,000.00
6975-0000 Council Expenses - Admin.	0.00	250.00	250.00	110.72	750.00	639.28	3,000.00
6980-0000 Legal Expenses	0.00	333.33	333.33	0.00	999.99	999.99	4,000.00
6983-0001 Records storage	0.00	20.83	20.83	0.00	62.49	62.49	250.00
6984-0000 Postage and Printing	1,939.41	1,166.67	-772.74	5,074.86	3,500.01	-1,574.85	14,000.00
6985-0000 Insurance Appraisal	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
6990-0000 Insurance Premiums	25,214.25	25,214.25	0.00	75,642.75	75,642.75	0.00	302,571.00
6992-0000 Insurance Carrying Charges	486.35	483.33	-3.02	1,459.05	1,449.99	-9.06	5,800.00
7000-0000 Management Fees	7,666.67	8,500.00	833.33	23,000.01	25,500.00	2,499.99	102,000.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	0.00	150.00	150.00	600.00
7020-0000 Security - Admin.	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
7023-0000 Emergency Preparedness	620.86	208.33	-412.53	620.86	624.99	4.13	2,500.00
7025-0000 Bank Charges	13.00	16.67	3.67	39.00	50.01	11.01	200.00
7030-0000 Strata Web Site	0.00	33.33	33.33	0.00	99.99	99.99	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0.81	0.00	-0.81	0.00
7051-0000 Statutory Financial Review	253.05	83.33	-169.72	253.05	249.99	-3.06	1,000.00
7051-0500 Contingency Transfer	13,741.83	13,741.83	0.00	41,225.49	41,225.49	0.00	164,902.00
TOTAL ADMINISTRATION EXPENSES	52,166.28	50,951.90	-1,214.38	154,526.83	152,855.70	-1,671.13	611,423.00
TOTAL COMMON EXPENSES	114,450.22	110,131.07	-4,319.15	310,952.47	330,393.21	19,440.74	1,321,573.00
TOTAL EXPENSES	135,038.66	142,422.74	7,384.08	401,516.91	427,268.22	25,751.31	1,709,073.00
NET INCOME (LOSS)	7,144.56	0.01	7,144.55	24,372.49	0.03	24,372.46	0.00
REVENUE UTILITIES							
REVENUE - APARTMENT UTILITIES							
9260-0000 Utilities Income - Apts.	9,875.50	9,875.50	0.00	29,626.50	29,626.50	0.00	118,506.00
9262-0000 Utilities Interest Income	175.38	166.67	8.71	572.57	500.01	72.56	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	10,050.88	10,042.17	8.71	99,693.56	99,620.51	73.05	190,000.00
UTILITY EXPENSES							
ELECTRICITY - APARTMENTS							
9360-0000 Electricity Kens & Mayfair	2,219.00	2,500.00	281.00	6,657.00	7,500.00	843.00	30,000.00
9365-0000 Electricity Windsor	1,463.00	1,666.67	203.67	4,389.00	5,000.01	611.01	20,000.00
TOTAL ELECTRICITY - APART.	3,682.00	4,166.67	484.67	11,046.00	12,500.01	1,454.01	50,000.00
GAS - APARTMENTS							

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9410-0000	Gas - Mayfair	1,336.73	2,500.00	1,163.27	6,354.37	7,500.00	1,145.63	30,000.00
9420-0000	Gas - Kensington	3,159.00	4,583.33	1,424.33	9,477.00	13,749.99	4,272.99	55,000.00
9430-0000	Gas - Windsor	1,950.92	4,583.33	2,632.41	10,343.40	13,749.99	3,406.59	55,000.00
	TOTAL GAS - APARTMENTS	6,446.65	11,666.66	5,220.01	26,174.77	34,999.98	8,825.21	140,000.00
	TOTAL UTILITIES - APARTMENT	10,128.65	15,833.33	5,704.68	37,220.77	47,499.99	10,279.22	190,000.00
	NET INCOME (LOSS) UTILITIES	-77.77	-5,791.16	5,713.39	62,472.79	52,120.52	10,352.27	0.00
	REVENUE - WATER INCOME							
9650-0000	Water - Apartments	5,562.92	5,562.92	0.00	16,688.76	16,688.76	0.00	66,755.00
9700-0000	Water - Townhouses	8,170.50	8,170.50	0.00	24,511.50	24,511.50	0.00	98,046.00
9725-0000	Water - Interest Income	260.66	250.00	10.66	897.51	750.00	147.51	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	13,994.08	13,983.42	10.66	104,297.00	104,149.26	147.74	230,000.00
	WATER EXPENSE							
9850-0000	Water Usage	19,166.67	19,166.67	0.00	57,500.01	57,500.01	0.00	230,000.00
	TOTAL WATER	19,166.67	19,166.67	0.00	57,500.01	57,500.01	0.00	230,000.00
	NET INCOME (LOSS) WATER	-5,172.59	-5,183.25	10.66	46,796.99	46,649.25	147.74	0.00

Condo Control Welcome Letter

Dear Owner/Tenant,

Chelsea Gardens has set up a new secure website to communicate electronically with you and other owners / residents. The new website contains the secure area that will be the primary means for communicating important notices, such as events and announcements, as well as allowing you to submit service requests. For owners, it also provides access to confidential condominium documents such as your annual budget, meeting notices and minutes. We are requesting that you all become familiar with the site, as we believe it will significantly enhance your condo experience.

The Condo Control system is a new platform for Crossroads staff, Strata Council, and Owners. As we continue implementing and optimizing the system, there may be a short adjustment period while everyone becomes familiar with its features and processes. We appreciate your patience, understanding, and cooperation as we work toward providing a more efficient and streamlined experience for everyone.

Please follow these steps to complete the one-time registration process:

1. Visit <https://app.condocontrol.com/registration>
2. Enter your registration code: **[AccessCode]** This would have been emailed to the email you have on file with Crossroads.
If you do not have an email registered with Crossroads, contact becca@crpm.ca to provide an email and register for an official welcome letter for Condo Control.
3. Enter your unit number: **[UnitNumber]**
4. Click "Get Started"
5. Follow the onscreen instructions to complete the set up process.
6. To log in on future visits, simply go to <https://app.condocontrol.com> and click "Login" at the top right of your screen. From there you can enter the email address and password you have chosen.

If you have any problems completing the registration you can submit an [online ticket](#).

Sincerely,

Jesse Train

On Behalf of Chelsea Gardens Strata Council

Download the Condo Control App here:





UPCOMING EVENTS AT A GLANCE

July 1st
@ 1:30
Canada Day
Celebration

July 12
@ 7:00
Movie Night

SUN	MON	TUE	WED	THU	FRI	SAT
			1 	2 Pool Exercises 9:00 Euchre 7:00	3 Pool Exercises 9:00 BYOB Pub Night	4
5	6 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	7 Pool Exercises 9:00 Poker Pool 7:00	8 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	9 Pool Exercises 9:00 Euchre 7:00	10 Pool Exercises 9:00 BYOB Pub Night	11
12 	13 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	14 Pool Exercises 9:00 Poker Pool 7:00	15 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	16 Pool Exercises 9:00 Euchre 7:00	17 Pool Exercises 9:00 BYOB Pub Night	18
19	20 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	21 Pool Exercises 9:00 Poker Pool 7:00	22 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	23 Pool Exercises 9:00 Euchre 7:00	24 Pool Exercises 9:00 BYOB Pub Night	25
26	27 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	28 Pool Exercises 9:00 Poker Pool 7:00	29 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	30 Pool Exercises 9:00 Euchre 7:00	31 Pool Exercises 9:00 BYOB Pub Night	