

CHELSEA GARDENS - LMS 1416

www.chelseastrata.com

E-Mail: ross@crpm.ca or chelseacouncil@crpm.ca

COUNCIL MEETING MINUTES –TUESDAY, FEBRUARY 19, 2019– 1:00 PM CLUBHOUSE LIBRARY

STRATA COUNCIL - 2018/2019

PRESIDENT

Zenon Jalbert – TH-202

VICE-PRESIDENT

Murray Hill – K406

SECRETARY

Anita Thompson – W325

TREASURER

Victor Monasch- T153

COUNCIL MEMBERS AT LARGE

Bob Hurley - W-122

Gordon Yamashita - K202

Ashley Orton – T243

COMMITTEE ASSIGNMENTS

Zenon – Bring forward, Exec. Committee

Murray – Townhouses

Gordon – Apartments, RV Liaison

Bob – Social Liaison, Ponds/Fountain, Exec. Comm.

Anita – Clubhouse, Finance

Victor – Executive Committee

Ashley – Landscaping, Security, Volunteers

CLUBHOUSE OFFICE

Valerie Morris

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

Guest suite booking and Keys

CARETAKERS

John Unger - (604) 834-4578

(7:00 AM-3:00 PM-Monday-Friday) Valerie Morris –

Nights/Weekends

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

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

(604) 834-4578

STRATA MANAGERS

Ross Ruddick – ross@crpm.ca

Jesse Train – jesse@crpm.ca

CROSSROADS MANAGEMENT LTD.

1001- 7445 132ND STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

EMERGENCY CONTACT

24 HOUR SERVICE (778) 578-4445

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

ATTENDANCE:

Victor Monasch

Anita Thompson

Gordon Yamashita

Bob Hurley

Ashley Orton

Murray Hill

Zenon Jalbert

Ross Ruddick, Strata Manager

Bogdan Mitoi, Strata Manager

One owner as a guest wishing to speak to Council

REGRETS

(1) CALL TO ORDER

The meeting was called to order at 1:00 PM by Zenon Jalbert, President, and a quorum being present.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the January 22, 2019 council meeting. **CARRIED**

It was noted that the January 22, 2019 minutes had an error in that the date of the minutes stated January 22, 2018.

(3) Caretaker Report February 2019

I have to take this opportunity to apologize for claiming that the fear of a White Winter were over. I've been eating my words for a while but thanks for the reminders!

This is a courtesy reminder that if you do smoke to make sure you turn on some of your vents either at the stove or in the bathrooms to help pull the smoke out of the building. I have received complaints about the heavy smell coming into non-smoking units.

The Front gate came off the rails during the heavy snow fall. If you see an issue please notify the office as soon as possible. It was a quick fix and was up and running within a few minutes.

Plumbing issues need to be dealt with as soon as possible. We have had more leaks from fridge filters and from dish washers. It is

important to make sure that checks are done on a regular basis with washing machine and appliance hoses scheduled for replacement at least every 10 years. A Pro-active approach will make life much easier in the long run.

We have had some issues with snow load on the roofs and frozen down spouts which will cause a back-up of water. If you see signs of water ingress call immediately. Please make sure balcony drains are clear so as to prevent any water accumulation on your balcony. It is also important to make sure if you are planning to be away that should we have a major snow fall that arrangements are made to have a neighbour shovel the drive. This is more a security issue as unshoveled drives may indicate no one is home.. If you can't make these arrangements you can let our office know and we will try to accommodate, \$ for this service and who does is to be determined.

On a more sensitive note this is a reminder that under no circumstances are contractors to be harassed while on site working. If there are issues they are to be brought to the attention of the staff and will be dealt with from the office. We had one particular incident that became quite nasty and when the car involved was located it was in our visitor parking. Please remind visitors that they have no business reprimanding staff or contractors.

In case you are wondering why the front fountain outside the gate is shut down we had vandalism. The ice sculpture was knocked over and in the process of doing this it has snapped off the fountain head itself. Repairs to be done soon.

John Unger

(4) FINANCIAL REPORT

The Treasurer reviewed the Financial Statements for the month of January 31, 2019 with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management.

CARRIED

A GIC had matured and the Strata Manager asked Council for direction. The Treasurer suggested that \$50,000.00 be added to the \$150,000 GIC and reinvested in a 12 month fixed term. After discussion, it was **MOVED** and **SECONDED** to proceed with a \$200,000.00 GIC for a 12 month fixed term.

CARRIED

The Strata Manager reviewed the arrears which are minimal.

(5) BUSINESS ARISING FROM THE MINUTES

- a. **Mayfair Hallways, doors and flooring** – The Mayfair building is reaching the completion of the renovations. It was noted that there are a few more baseboards to be installed.
- b. **Key Clean Up** – The key cleanup is underway and Ashly and Zenon will coordinate rekeying some of the areas to mainstream some of the keys.
- c. **Peeling Paint for Townhouse and Apartment Pillars** – The Caretaker is compiling a list to provide contractors the quantity and locations of the pillars and fascia boards that need repainting.

- d. **Accessibility Study** – The accessibility study report was completed and recommendations were obtained. The Strata Manager is looking at obtaining quotes for the various recommendations.
- e. **Kensington Vents** – The roofer will inspect all of the vents when the weather improves.
- f. **Chelsea Gardens Website Migration** – The notion to combine the Chelsea Strata website and the Chelsea Today website into one was discussed. Combining the two websites would decrease overall costs and will be more convenient to owners as they will have access to social event calendars, minutes and other Strata documents. After discussion, Zenon asked to abstain from voting. It was **MOVED** and **SECONDED** to migrate the two websites into one.

6 In Favour

0 Opposed

1 Abstained

CARRIED

- g. **Lobby Door Chargeback** – damage was caused to the lobby door of the Windsor building by a moving company and the owner was sent a chargeback letter to cover the costs of repairing the door. The owner did request proof that the moving company did damage the doors and the Strata Managers did obtain a video of the incident and are willing to provide it to the owner in order to chase the company for the costs.
- h. **Airspace Rental** – The Strata Manager is waiting to receive a contract to review with the Strata Council. Rogers would like to place a cell tower on one of the apartment buildings and this would produce a good revenue stream. No action would take place without owner approval at an AGM or SGM.

(6) CORRESPONDENCE

- An owner suggested that a sign be put up in the recycling bins area that inform owners not to leave any recyclable material in a bag when disposing of them. The reason behind this is that recycle depots will not accept bagged recyclables.
- An owner asked for permission to install an air conditioner in their unit. This request is granted subsequent to signing an alteration agreement and agreeing to follow the bylaws and rules.
- An owner indicated that their garage door had not been repaired yet. Murray has confirmed that the garage door has now been repaired.
- It was reported by an owner that the water in the Windsor building takes too long to heat up. Trotter and Morton will be notified to investigate the issue.
- There was a complaint from an owner regarding smoke traveling from the unit above and entering their unit. There are no Provincial or Federal Laws that prohibit smoking in one's unit but strata corporations are able to amend their own bylaws to do so if there was support via a $\frac{3}{4}$ vote. Owners are asked to be mindful of their neighbours as we do have a bylaw regarding nuisance and hazard to other owners.
- An owner submitted a suggestion for the resolution committee to review. Council thanks the owner for his correspondence.
- An owner requested that access to the exercise room be granted to their relatives even though they are

not residents of Chelsea Gardens. This would be against the rules of the strata corporation and the Council is not permitted to grant exemptions.

- An owner suggested that all votes recorded in minutes should show who motioned and seconded as well as the results of the vote. Council does not feel this is necessary as traditionally, votes are carried unanimously unless otherwise noted and Council members can request that their vote be recorded.
- An owner asked for a contractor to replace the deadbolt in their unit's door. The Strata Manager did provide the owner with a couple of companies to call.
- It was reported that a unit has their bathtub plugged causing the water to drain slowly. The owner was given a contact for a plumber and should the plug be in the Strata pipes, the Strata will cover the cost of the plumber.
- It was also reported that the back patio steps of a unit were slippery and the owner requested that this be addressed. The Council will have grip strips installed on this and other units when the weather is more favourable.
- An owner informed the Strata Council that they will be away on vacation. That is valuable information and other owners should inform the Chelsea office when they plan an absence.
- An owner Requested permission to renovate their kitchen. The extent of the renovation will require them to have a dumpster placed in their driveway. Council wants confirmation on how long the dumpster will be there but otherwise will approve it.
- There was an owner found in the Caretaker's workshop which is off limits to owners. It was further investigated and it is believed that the owner has a key to the workshop. The Strata Manager did send a letter to the owner asking that, if they do have a key, to return it to John. The owner responded by stating they do not have a key to the workshop, but was let in by a contractor. After discussion among Council, the room will be looked at to be rekeyed or having a fob system installed.
- An owner sent correspondence to voice their opinion on the cameras installed in the clubhouse. They question why the cameras are facing the hot tub and pool area. The camera in the hot tub was placed there to record any intruders that were found entering from that area. Once the track gate is installed in the hot tub, the camera will be removed and relocated elsewhere. The other camera is a wide lens camera that covers the office and the hallway leading to the office. Owners are reminded that those cameras are only recording between the hours of 10:00 PM and 7:00 AM while the clubhouse is not in use. It should also be noted that none of our cameras are monitored and access to the video is password protected. Furthermore, the Strata Manager suggested that we update our published privacy officers that will be the only people authorized to view recordings...and only when there is an incident. It was **MOVED** and **SECONDED** to appoint Ashley Orton and John Unger as the privacy officers or, if they are unavailable, Val will be the backup. **CARRIED**
- An owner provided contact information for a house sitter.
- There was a noise complaint from an owner regarding another unit. Council thanks the owner for the correspondence and it will be dealt with.

- An owner requested that the trees behind the clubhouse don't get removed. Council is unsure where this owner may have heard this, however there are no trees behind the clubhouse planned for removal.
- An owner requested permission to install a privacy fence between their unit and another unit. As this owner was a Council Member, they were asked to leave the room while the rest of Council discussed the request. After discussion, it was **MOVED** and **SECONDED** to approve the alteration as long as the neighbor is not opposed to the privacy fence and if the owner signs an alteration agreement to take responsibility to maintain and repair the privacy fence in the future. The Strata Manager will send an alteration letter to this owner. **CARRIED**
- A Kensington owner suggested that, instead of carpet, the flooring used in the lobby be considered for the library when it is remodeled. The Strata Manager will obtain a price.
- The Ladies Fun Dance Group submitted a request to be able to commence their time slot in the Fireside Room as early as 3:30 PM Thursdays from time to time. They would still be ending. While this was being discussed a Council member left the room. It was **MOVED** and **SECONDED** to approve this request. **CARRIED**

(7) COMMITTEE REPORTS

- **TOWNHOUSES** – The work on the townhouses has stopped for this fiscal year.
- **APARTMENTS** – No Report
- **CLUBHOUSE** – The remaining two guest suites are being painted on March 4th, therefore all of the suites are unavailable to be rented out on the 3rd, 4th and 5th of March.
- **SAFETY AND SECURITY** – The Cameras have been slightly adjusted to reduce the area of the pool that was being captured.
- **LANDSCAPING** – A quote was received from the landscaping firm for various improvements and special projects for 2019. Ashly and Victor will review these recommendations prior to sending them to the Resolutions Committee.
- **BY-LAWS/RULES** – There were no new Bylaws or Rules discussed other than what will be reviewed by the Resolution Committee.
- **RV-LOT** – No Report.
- **ADMINISTRATION** – No Report.
- **EMERGENCY PREPAREDNESS COMMITTEE** – No Report.
- **SOCIAL COMMITTEE** – Their Executive Summary is attached at the end of these minutes.

(8) NEW BUSINESS

- a. **Harassing Trades People** – Recently, there was an incident where our snow contractor was verbally harassed by a visitor. Any harassment to the Caretaker or trades people is contrary to our bylaws and owners are responsible for the conduct of their guests. Fines can be applied.
- b. **Pavers in Front of Kensington** – The Strata Manager has requested a quote for releveling the pavers in front of the Kensington. Council asked that the contractor also quote on releveling the pavers around the fountain located in front of the Clubhouse.
- c. **Fireside Room Speakers** – The Social Committee requested a Council member to look into improvements to the current audio setup in the Fireside Room. The Council member brought forth two recommendations to Council. The first recommendation was to install two smaller speakers that will be placed at the opposite end of the room in order to reduce the need to have the existing speakers at high volume levels and effectively distributes the sound more evenly. The second recommendation proposes purchasing an additional audio snake to relocate the newer portable audio mixing unit to the corner of the upper level to allow extra seating on the main floor. The new audio snake would make setup simpler, more versatile and convenient. It was **MOVED** and **SECONDED** to approve the Social Committee to proceed with both recommendations and they will bear the expenses for the project. **CARRIED**
- d. **AGM Resolutions and Budget** – The Resolutions Committee will be meeting on February 26th to review various spending resolutions and possible bylaw/rule amendments. Victor and Anita will be working on the budget to propose to the owners at the Annual General Meeting and this will be ready for the next council meeting.

(9) ADJOURNMENT

- The meeting was adjourned at 3:04PM.
- The next council meeting is Tuesday, March 19, 2019 – 1:00 PM - Clubhouse library
- The Annual General Meeting has been scheduled for Monday, April 29, 2019. It will be held at Eaglequest Golf Course.

Ross Ruddick , Strata Manager – CrossRoads Management
 Bogdan Mitoi, Strata Manager – CrossRoads Management

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

CrossRoads Management - EMERGENCY CONTACT- 24 HOUR SERVICE - (778) 578-4445
Calling afterhours for an emergency you will be asked to press "1". This takes you to our afterhours 24/7
Call centre who will then contact the Strata Managers (or their back-up) at home or cell phone.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
January 2019
AS OF THE 11TH MONTH ENDING JANUARY 31, 2019

Page 1
2/14/2019
10:32 AM

Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#1001 - 7445 132nd Street, Surrey, BC V3W 1J8
778-578-4445
Surrey, BC V3W 1J8

ASSETS	
1025-0000 Bank - Westminster - Contingency	331,946.57
1038-1182 WSCU GIC - 2.18% - May.23/19	750,000.00
1038-1186 WSCU GIC - 2.314% - Apr.26/19	300,000.00
1038-1188 WSCU GIC - 2.123% - Feb.16/19	150,000.00
1038-1206 WSCU GIC - 2.4190% - Jul.13/19	200,000.00
1038-1208 WSCU GIC - 2.5230% - Aug.27/19	300,000.00
1038-1217 WSCU GIC - 2.6180% - Oct.24/19	250,000.00
1200-0000 Prepaid Insurance	17,132.50
TOTAL ASSETS	<u><u>2,299,079.07</u></u>
OWNERS' EQUITY	
RESERVES	
3500-0000 Net Income - Prior Years	2,087,519.82
3510-0000 Net Income - Current Year	211,559.25
TOTAL OWNERS' EQUITY	<u><u>2,299,079.07</u></u>
TOTAL LIABILITIES AND EQUITY	<u><u>2,299,079.07</u></u>

Date: FEB. 14/19
Accountant: [Signature]
Property Manager: [Signature]

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2019

Page 1
 2/14/2019
 10:23 AM

AS OF THE 11TH MONTH ENDING JANUARY 31, 2019

Prepared For:
 Strata Plan LMS1416
 Surrey, BC

 Surrey, BC

Prepared By:
 Crossroads Management Ltd.
 #1001 - 7445 132nd Street, Surrey, BC V3W 1J8
 778-578-4445
 Surrey, BC V3W 1J8

ASSETS

1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	77,294.99
1020-0005 Bank - Insurance Claim - Mira Floors	9,436.20
1027-0000 Bank - Water Surcharge	60,699.67
1028-1300 Bank - Golf Tournament Funds	1,078.36
1029-0000 Bank - Apt Utilities	28,837.15
1030-0000 Bank - Exercise Room	1,165.35
1040-0000 Bank - Social Committee	1,076.36
1200-0000 Prepaid Insurance	17,585.17
1205-0000 Prepaid Expenses	3,843.19
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	3,949.79

TOTAL ASSETS

279,776.79

LIABILITIES

2010-0000 Accounts Payable	12,988.61
2014-0000 Accrued Water & Sewer	44,458.74
2014-0005 Insurance Claim-Mira Floors	9,436.20
2017-0000 Social Committee Fund	1,076.36
2018-0000 Exercise Room	1,165.35
2019-0000 Golf Tournament Fund	1,078.36
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	17,132.50
2040-0011 Due to CRF -Insurance interest	452.67
2170-0000 Vacation Payable	2,426.62
2250-0000 Pre-Paid Fees	1,336.43

TOTAL LIABILITIES

91,851.84

OWNERS' EQUITY

RESERVES

3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	16,377.30
3510-0000 Net Income - Current Year	61,854.29
3510-2000 Net Income - Utilities	19,146.87
3510-3000 Net Income - Water & Sewer	16,240.93

TOTAL OWNERS' EQUITY

187,924.95

TOTAL LIABILITIES AND EQUITY

279,776.79

Date: Feb 14/19
 Accountant: [Signature]
 Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2019
AS OF THE 11TH MONTH ENDING JANUARY 31, 2019

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	42,495.45	42,495.25	0.20	0.00	467,449.95	467,447.75	2.20	0.00	509,943.00
4012-0000 CRF Strata Fees - Apart	-11,677.58	-11,677.58	0.00	0.00	-128,453.38	-128,453.38	0.00	0.00	-140,131.00
4015-0000 Parking & Scooter Parkin	475.00	141.67	333.33	235.29	3,890.00	1,558.37	2,331.63	149.62	1,700.00
4022-0000 Move in/out	100.00	66.67	33.33	49.99	1,000.00	733.37	266.63	36.36	800.00
4025-0000 Prior Year Surplus (Defici	2,851.67	2,851.67	0.00	0.00	31,368.37	31,368.37	0.00	0.00	34,220.00
TOTAL	34,244.54	33,877.68	366.86	1.08	375,254.94	372,654.48	2,600.46	0.70	406,532.00
4030-0000 Strata Fees	76,733.58	76,733.58	0.00	0.00	844,069.38	844,069.38	0.00	0.00	920,803.00
4032-0000 CRF Strata Fees - Town	-25,405.83	-25,405.83	0.00	0.00	-279,464.13	-279,464.13	0.00	0.00	-304,870.00
4037-0000 Prior Year Surplus	3,150.17	3,150.17	0.00	0.00	34,651.87	34,651.87	0.00	0.00	37,802.00
TOTAL	54,477.92	54,477.92	0.00	0.00	599,257.12	599,257.12	0.00	0.00	653,735.00
OTHER									
4040-0000 Rental - Fireside Lounge	300.00	83.33	216.67	260.01	1,425.00	916.63	508.37	55.46	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	6,600.00	6,600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	560.00	733.33	-173.33	-23.64	9,120.00	8,066.63	1,053.37	13.06	8,800.00
4055-0000 R.V. Parking	570.00	650.00	-80.00	-12.31	6,770.00	7,150.00	-380.00	-5.31	7,800.00
4051-0000 Bylaw Fines	200.00	0.00	200.00	0	300.00	0.00	300.00	0	0.00
4062-0000 Dish and Cutlery Rental	25.00	0.00	25.00	0	225.00	0.00	225.00	0	0.00
4065-0000 Interest Income	251.41	100.00	151.41	151.41	2,450.53	1,100.00	1,350.53	122.78	1,200.00
4066-0000 Remote Control Sale	280.00	125.00	155.00	124.00	2,655.00	1,375.00	1,280.00	93.09	1,500.00
4084-0000 Keys	10.00	0.00	10.00	0	30.00	0.00	30.00	0	0.00
TOTAL OTHER	2,796.41	2,291.66	504.75	22.03	29,575.53	25,208.26	4,367.27	17.32	27,500.00
TOTAL INCOME	91,518.87	90,647.26	871.61	0.96	1,004,087.59	997,119.86	6,967.73	0.70	1,087,767.00
6030-0000 Apt Janitor/Contract Serv	1,250.00	1,513.00	263.00	17.38	13,750.00	16,643.00	2,893.00	17.38	18,156.00
6208-0000 Building Maint. - Apartme	10,498.21	3,633.17	-6,865.04	-188.9	38,003.53	39,964.87	1,961.34	4.91	43,598.00
6215-0000 Equipment Maint.-Apart	1,440.00	4,080.17	2,640.17	64.71	42,031.23	44,881.87	2,850.64	6.35	48,962.00
6268-0050 Elevator Maint. - Apartm	1,272.28	1,291.67	19.39	1.50	14,141.59	14,208.37	66.78	0.47	15,500.00
6275-0000 Gate & Door Maint. - Apa	1,196.17	609.08	-587.09	-96.39	4,603.54	6,699.88	2,096.34	31.29	7,309.00
6279-0000 Garbage Pick-up - Apts.	1,613.16	1,878.58	265.42	14.13	19,044.72	20,664.38	1,619.66	7.84	22,543.00
TOTAL EXPS. BEFORE UTILITIES	17,269.82	13,005.67	-4,264.15	-32.79	131,574.61	143,062.37	11,487.76	8.03	156,068.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	2,957.70	4,583.33	1,625.63	35.47	47,209.90	50,416.63	3,206.73	6.36	55,000.00
6320-0000 Garbage Pick-up - Town	3,939.04	3,541.67	-397.37	-11.22	42,430.76	38,958.37	-3,472.39	-8.91	42,500.00
6350-0000 Garbage Recycling - Tow	287.55	943.50	655.95	69.52	5,384.53	10,378.50	4,993.97	48.12	11,322.00
TOTAL OPERATING EXPS. - T.H.	7,184.29	9,068.50	1,884.21	20.78	95,025.19	99,753.50	4,728.31	4.74	108,822.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,025.00	11,213.42	188.42	1.68	121,275.00	123,347.62	2,072.62	1.68	134,561.00
6425-0000 Drainage Repair & Maint	5,880.00	1,250.00	-4,630.00	-370.4	5,880.00	13,750.00	7,870.00	57.24	15,000.00
6435-0000 Plant Replacement & Im	918.75	3,083.33	2,164.58	70.20	17,870.78	33,916.63	16,045.85	47.31	37,000.00
6440-0000 Irrigation System	10.53	250.00	239.47	95.79	1,586.52	2,750.00	1,163.48	42.31	3,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.00	1,807.50	9,166.63	7,359.13	80.28	10,000.00
TOTAL LANDS. & GROUNDS	17,834.28	16,630.08	-1,204.20	-7.24	148,419.80	182,930.88	34,511.08	18.87	199,561.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	662.50	2,250.00	1,587.50	70.56	20,158.05	24,750.00	4,591.95	18.55	27,000.00
6515-0000 Equipment Rep. & Maint.	125.00	1,500.00	1,375.00	91.67	17,784.14	16,500.00	-1,284.14	-7.78	18,000.00
6520-0000 Supplies Equipment - Co	42.90	333.33	290.43	87.13	8,071.23	3,666.63	-4,404.60	-120.1	4,000.00
6525-0000 Supplies Maintenance-C	96.64	166.67	70.03	42.02	1,149.19	1,833.37	684.18	37.32	2,000.00
6530-0000 Supplies Cleaning - Com	44.57	83.33	38.76	46.51	236.59	916.63	680.04	74.19	1,000.00
6535-0000 Enterphone and Security	0.00	83.33	83.33	100.00	3,145.66	916.63	-2,229.03	-243.1	1,000.00
6560-0000 Gate Repair & Maint. - C	193.63	383.33	189.70	49.49	2,634.13	4,216.63	1,582.50	37.53	4,600.00
6565-0000 Pest Control - Common	0.00	583.33	583.33	100.00	4,357.66	6,416.63	2,058.97	32.09	7,000.00
TOTAL REPAIR & MAINT.	1,165.24	5,383.32	4,218.08	78.35	57,536.65	59,216.52	1,679.87	2.84	64,600.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2019

AS OF THE 11TH MONTH ENDING JANUARY 31, 2019

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity - Common	196.00	150.00	-46.00	-30.67	1,820.00	1,650.00	-170.00	-10.30	1,800.00
6577-0000 Electricity Ponds - Com	337.00	458.33	121.33	26.47	3,912.00	5,041.63	1,129.63	22.41	5,500.00
6580-0000 Electricity Stream - Com	606.00	708.33	102.33	14.45	6,954.00	7,791.63	837.63	10.75	8,500.00
6595-0000 Telephone Caretaker	67.20	83.33	16.13	19.36	739.20	916.63	177.43	19.36	1,000.00
TOTAL UTILITIES	1,206.20	1,399.99	193.79	13.84	13,425.20	15,399.89	1,974.69	12.82	16,800.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	100.00	83.33	-16.67	-20.00	1,567.21	916.63	-650.58	-70.98	1,000.00
6690-0000 Electricity - RV Lot	63.00	83.33	20.33	24.40	693.00	916.63	223.63	24.40	1,000.00
TOTAL OPERATING EXPS-RV LOT	163.00	166.66	3.66	2.20	2,260.21	1,833.26	-426.95	-23.29	2,000.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	0.00	750.00	750.00	100.00	13,333.04	8,250.00	-5,083.04	-61.61	9,000.00
6712-0000 Equip. Rep. & Maint.-Clu	657.20	1,250.00	592.80	47.42	14,526.41	13,750.00	-776.41	-5.65	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	165.00	166.67	1.67	1.00	1,980.00	1,833.37	-146.63	-8.00	2,000.00
6720-0000 Guest Suites Telephone-	55.17	275.00	219.83	79.94	2,602.62	3,025.00	422.38	13.96	3,300.00
6725-0000 Exercise Equip R & M-R	0.00	291.67	291.67	100.00	2,861.98	3,208.37	346.39	10.80	3,500.00
6730-0000 Workshop R & M-Rec. C	1,875.19	125.00	-1,750.19	-1,400	2,027.37	1,375.00	-652.37	-47.45	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	666.67	666.67	100.00	8,480.47	7,333.37	-1,147.10	-15.64	8,000.00
6740-0000 Pool Supplies & Chemic	335.57	333.33	-2.24	-0.67	2,832.00	3,666.63	834.63	22.76	4,000.00
6750-0000 Cleaning Supplies-Rec.	0.00	191.67	191.67	100.00	1,782.17	2,108.37	326.20	15.47	2,300.00
6755-0000 Window & Carpet Cleani	0.00	58.33	58.33	100.00	5,659.50	641.63	-5,017.87	-782.0	700.00
6764-0000 Electricity - Rec. Centre	1,747.00	1,750.00	3.00	0.17	18,594.00	19,250.00	656.00	3.41	21,000.00
6765-0000 Gas - Rec. Centre	1,454.63	1,108.33	-346.30	-31.25	8,911.55	12,191.63	3,280.08	26.90	13,300.00
TOTAL OPER. EXPS-REC. CENTRE	6,289.76	6,966.67	676.91	9.72	83,591.11	76,633.37	-6,957.74	-9.08	83,600.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,053.83	5,000.00	-53.83	-1.08	53,504.53	55,000.00	1,495.47	2.72	60,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,416.67	-41.67	-2.94	15,257.32	15,583.37	326.05	2.09	17,000.00
6865-0000 R. C. Janitor Wages and	2,829.75	1,583.33	-1,246.42	-78.72	19,276.90	17,416.63	-1,860.27	-10.68	19,000.00
6875-0000 Payroll Costs	833.86	458.33	-375.53	-81.93	7,954.56	5,041.63	-2,903.93	-57.60	5,500.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.00	1,145.35	1,375.00	229.65	16.70	1,500.00
TOTAL SALARIES & PAYROLL COS	10,175.78	8,583.33	-1,592.45	-18.55	97,129.66	94,416.63	-2,713.03	-2.87	103,000.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint.	0.00	33.33	33.33	100.00	68.43	366.63	298.20	81.34	400.00
6915-0000 Supplies	18.20	83.33	65.13	78.16	907.17	916.63	9.46	1.03	1,000.00
6920-0000 Telephone & Cable - Offi	432.47	450.00	17.53	3.90	4,320.09	4,950.00	629.91	12.73	5,400.00
6950-0000 Miscellaneous Exp. - Offi	0.00	8.33	8.33	100.00	0.00	91.63	91.63	100.00	100.00
TOTAL OFFICE EXPENSES	450.67	574.99	124.32	21.62	5,295.69	6,324.89	1,029.20	16.27	6,900.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	166.67	166.67	100.00	0.00	1,833.37	1,833.37	100.00	2,000.00
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.00	3,348.96	4,583.37	1,234.41	26.93	5,000.00
6975-0000 Council Expenses - Admi	0.00	241.67	241.67	100.00	2,725.37	2,658.37	-67.00	-2.52	2,900.00
6980-0000 Legal Expenses	0.00	250.00	250.00	100.00	110.53	2,750.00	2,639.47	95.98	3,000.00
6984-0000 Postage and Printing	216.94	1,666.67	1,449.73	86.98	14,726.00	18,333.37	3,607.37	19.68	20,000.00
6985-0000 Insurance Appraisal	0.00	0.00	0.00	0	971.25	0.00	-971.25	0	0.00
6990-0000 Insurance Premiums	17,132.50	17,245.67	113.17	0.66	189,815.50	189,702.37	-113.13	-0.06	206,948.00
6992-0000 Insurance Carrying Char	452.67	452.67	0.00	0.00	4,979.37	4,979.37	0.00	0.00	5,432.00
7000-0000 Management Fees	5,673.83	5,673.83	0.00	0.00	62,412.13	62,412.13	0.00	0.00	68,086.00
7010-0000 Property Taxes - Admin.	0.00	41.67	41.67	100.00	323.00	458.37	135.37	29.53	500.00
7020-0000 Security - Admin.	2,718.05	2,583.33	-134.72	-5.21	27,440.65	28,416.63	975.98	3.43	31,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	110.00	137.50	27.50	20.00	150.00
7030-0000 Strata Web Site	0.00	75.00	75.00	100.00	770.02	825.00	54.98	6.66	900.00
7050-0000 Miscellaneous	0.00	25.00	25.00	100.00	66.00	275.00	209.00	76.00	300.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	176.40	183.37	6.97	3.80	200.00
TOTAL ADMINISTRATION EXPENSE	26,203.99	28,868.02	2,664.03	9.23	307,975.18	317,548.22	9,573.04	3.01	346,416.00
TOTAL COMMON EXPENSES	63,488.92	68,573.06	5,084.14	7.41	715,633.50	754,303.66	38,670.16	5.13	822,877.00
TOTAL EXPENSES	87,943.03	90,647.23	2,704.20	2.98	942,233.30	997,119.53	54,886.23	5.50	1,087,767.00
NET INCOME (LOSS)	3,575.84	0.03	3,575.81	11,919	61,854.29	0.33	61,853.96	18,743	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2019

AS OF THE 11TH MONTH ENDING JANUARY 31, 2019

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
9260-0000 Utilities Income - Apts.	10,043.17	10,043.17	0.00	0.00	110,474.87	110,474.87	0.00	0.00	120,518.00
9262-0000 Utilities Interest Income	64.24	0.00	64.24	0	624.25	0.00	624.25	0	0.00
9264-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	17,373.02	17,373.00	0.02	0.00	17,373.00
Total Apartment Utilities	10,107.41	10,043.17	64.24	0.64	128,472.14	127,847.87	624.27	0.49	137,891.00
UTILITY EXPENSES									
Gas									
9360-0000 Electricity Kens & Mayfai	2,311.00	2,849.92	538.92	18.91	25,421.00	31,349.12	5,928.12	18.91	34,199.00
9365-0000 Electricity Windsor	1,363.00	1,836.08	473.08	25.77	14,993.00	20,196.88	5,203.88	25.77	22,033.00
Total Electricity - Apart.	3,674.00	4,686.00	1,012.00	21.60	40,414.00	51,546.00	11,132.00	21.60	56,232.00
Gas - Apartments									
9410-0000 Gas - Mayfair	2,171.05	1,664.75	-506.30	-30.41	16,383.39	18,312.25	1,928.86	10.53	19,977.00
9420-0000 Gas - Kensington	3,515.04	2,377.50	-1,137.54	-47.85	25,641.84	26,152.50	510.66	1.95	28,530.00
9430-0000 Gas - Windsor	4,004.19	2,762.67	-1,241.52	-44.94	26,886.04	30,389.37	3,503.33	11.53	33,152.00
Total Gas - Apartment	9,690.28	6,804.92	-2,885.36	-42.40	68,911.27	74,854.12	5,942.85	7.94	81,659.00
TOTAL UTILITIES - APARTMENT	13,364.28	11,490.92	-1,873.36	-16.30	109,325.27	126,400.12	17,074.85	13.51	137,891.00
NET INCOME (LOSS) UTILITIES	-3,256.87	-1,447.75	-1,809.12	-124.9	19,146.87	1,447.75	17,699.12	1,222.	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,521.58	5,521.58	0.00	0.00	60,737.38	60,737.38	0.00	0.00	66,259.00
9700-0000 Water - Townhouses	8,075.33	8,075.33	0.00	0.00	88,828.63	88,828.63	0.00	0.00	96,904.00
9725-0000 Water - Interest Income	126.04	0.00	126.04	0	1,312.34	0.00	1,312.34	0	0.00
9745-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	14,671.66	14,672.00	-0.32	0.00	14,672.00
TOTAL WATER INCOME	13,722.95	13,596.91	126.04	0.93	165,550.03	164,238.01	1,312.02	0.80	177,835.00
WATER EXPENSE									
9850-0000 Water Usage	14,819.58	14,819.58	0.00	0.00	149,309.10	163,015.38	13,706.28	8.41	177,835.00
TOTAL WATER	14,819.58	14,819.58	0.00	0.00	149,309.10	163,015.38	13,706.28	8.41	177,835.00
NET INCOME (LOSS) WATER	-1,096.63	-1,222.67	126.04	10.31	16,240.93	1,222.63	15,018.30	1,228.	0.00

Synopsis of Chelsea Garden's Social Committee Meeting, Wed., Feb. 6th, 2019

Cash Bar & Pizza night held on Fri., Jan. 11th was well attended and the pizzas sold out. It was decided to give the pizzas a rest and serve something else – butter chicken was one suggestion.

Marie Orton is no longer writing the **Newsletter**. Carole **Lazar** has taken over the task again. Elaine Galley will be her liaison to us.

Robbie Burns Night held on Fri., Jan. 25th was sold out. Everyone enjoyed the menu of Scottish food. It was felt not to hold this event on a Friday night in future.

Super Bowl Sunday: Resident Cindy Herbstreit entered a contest at a local rock radio station and won the prize consisting of a small fridge stocked with beer, plus a basket of various nibbly-type food to be enjoyed in the pub. Residents gathered prior to the game to welcome the radio personalities and their staff to Chelsea Gardens. A video of our loud welcome will be sent to Cindy. Later in the afternoon, residents gathered in the pub and in the fireside room to watch the football game on television. The game proved to be boring, but not to the two winners of the football pool. Two tables of appies were set up in the corridor for all to munch on the food that was brought.

Feb. 8th a sixties-themed gathering is planned at the extended pub. The Monday craft group have been making flowers to decorate the fireside room. Residents were invited to submit a photo of themselves from the sixties to be a part of the guessing contest; as well as a “doobie rolling” contest.

Sat., Feb. 16th tickets are being sold for the **Italian dinner**.

March Events:

Shrove Tuesday on the 5th a pancake dinner will be held.

Cash Bar on the 8th – it was suggested to serve pulled pork on a bun with a pickle on the side. Tickets could go on sale at 5 p.m.

Cash Bar on the 15th – it was decided not to serve shepherds pie ; instead we will serve Irish stew with soda bread.

“Name That Tune” Cash Bar on April 12th... resident pianist Jack DeVries will play 70’s music and residents will try to name the songs he plays.

Hymn Sing is planned for Sunday, May 5th followed by coffee and cookies.

The Social Committee will meet after coffee hour on Wed., Feb. 13th to plan the social calendar for the year. We need to let Crossroads know our proposed events for the next fiscal year to the end to ensure we have coverage per event.

Ashley Orton made a proposal to upgrade our sound system which we approved.


The next Social Committee is scheduled for Wednesday, March 13th, 2019.

All events and happenings can be read in depth on our website **Chelseatoday.org**, plus the posters around the complex.



March Events Calendar

Sun Mon Tue Wed Thu Fri Sat

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>Special Events March 5th Shrove Tuesday Pancake Supper 5:30 pm March 10th & 31st Movie Night 7 pm March 15th St. Patrick's Day Cash Bar opens at 4:30 March 15th Sing-Along 5:30—8pm</p> <p>More Info: TV bulletin, Chelsea Today blog or Posters</p>	<p>Exercises in the Fireside Room 9:00 am Monday & Thursday - Weights and Bands 9:00 am Tuesday & Friday - Osteo 9:30 am Monday & Thursday - Walk Away the Pounds</p>			<p>1 For more information see the Posters, Chelsea Today Blog, Or Lobby TV</p>	<p>2 Pub Night 5:00 - 7:00pm</p>	
3	<p>4 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p>	<p>5 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm Shrove Tuesday Pancake Supper 5:30 pm</p>	<p>6 Coffee 9:45 am Whist 7 pm Poker 7 pm</p>	<p>7 Dance 5:15 - 6:45pm Euchre 7 pm Bridge 6:45 pm</p>	<p>8 Pub Night 5:00 - 7:00pm</p>	9
10	<p>11 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p> <p>12 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm Ladies Lunch 11:45</p>	<p>13 Coffee 9:45 am Whist 7 pm Poker 7 pm</p>	<p>14 Coffee 9:45 am Whist 7 pm Poker 7 pm</p>	<p>15 Dance 5:15 - 6:45pm Euchre 7 pm Bridge 6:45 pm</p>	<p>16  Pub Night 4:30 - 7:00pm St. Patrick's Day Sing-Along 5:30-8:00</p>	
17	<p>18 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p>	<p>19 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm Emerg. Prep 9:30 am</p>	<p>20 Coffee 9:45 am Whist 7 pm Poker 7 pm</p>	<p>21 Dance 5:15 - 6:45pm Euchre 7 pm Bridge 6:45 pm</p>	<p>22 Pub Night 5:00 - 7:00pm</p>	23
24	<p>25 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p> <p>26 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm</p>	<p>27 Coffee 9:45 am Whist 7 pm Poker 7 pm</p>	<p>28 Coffee 9:45 am Whist 7 pm Poker 7 pm</p>	<p>29 Dance 5:15 - 6:45pm Euchre 7 pm Bridge 6:45 pm</p>	<p>30 Pub Night 5:00 - 7:00pm</p>	
	<p>31 Movie Night 7:00 pm</p>					