

CHELSEA GARDENS - LMS 1416

www.chelseatoday.org E-Mail: ross@crpm.ca or chelseacouncil@crpm.ca

COUNCIL MEETING MINUTES –FRIDAY, MAY 3, 2019 9:00 AM CLUBHOUSE LIBRARY

STRATA COUNCIL - 2019/2020

PRESIDENT

Zenon Jalbert – TH-202

VICE-PRESIDENT

Murray Hill – K406

SECRETARY

Anita Thompson – W325

TREASURER

Victor Monasch- T153

COUNCIL MEMBERS AT LARGE

Ashley Orton – T243

Norm Reid – T302

Bill Zemianski – T329

COMMITTEE ASSIGNMENTS

Zenon – Executive, Bring Forward, Website

Murray – Townhouses, Irrigation

Bill – Social Liaison, RV Liaison, Bylaws

Anita – Clubhouse, Finance, Executive

Victor – Executive Committee

Ashley – Landscaping, Security, Volunteers, Ponds
and Fountains

Norm – Apartments

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

Bogdan – bogdan@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
Ashley Orton
Murray Hill
Zenon Jalbert
Norm Reid
Bill Zemianski

REGRETS

Ross Ruddick, Strata Manager

(1) CALL TO ORDER

The meeting was called to order at 9:00 PM by Ross Ruddick, Strata Manager, and a quorum being present.

(2) COUNCIL POSITIONS

The Strata Manager reviewed the council positions and responsibilities prior to calling for the council members to select the Executive and Committee positions for 2019/2020.

President – Zenon Jalbert T202

Vice President – Murray Hill K406

Treasurer – Victor Monasch T153

Secretary – Anita Thompson W325

Privacy Officer(s) – Ashley Orton T243 and Chelsea Gardens Staff

At-Large – Bill Zemianski T329

- Norm Reid T302

- Ashley Orton T243

(3) COMMITTEE ASSIGNMENTS

- Zenon – Executive Committee, Bring Forward, Website
- Murray – Townhouses, Irrigation
- Bill – Social Liaison, RV Liaison, Bylaws
- Anita – Clubhouse, Finance, Executive Committee
- Victor – Executive Committee
- Ashley – Landscaping, Security, Volunteers, Ponds/Fountains
- Norm – Apartments

(4) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the April 19, 2019.

CARRIED

(5) BUSINESS ARISING FROM THE MINUTES

- a. **Peeling Paint on Townhouse and Apartment Pillars** – NOVA painting will be given approval to schedule the work.

(6) NEW BUSINESS

- a. **Owner Requested Hearing** – An owner requested a hearing at the next Council Meeting to discuss a letter they received regarding a bylaw violation.
- b. **Windsor Gate Quote** – A quote was presented to Council to perform some preventive maintenance on the vehicle gate of the Windsor building. It was **MOVED** and **SECONDED** to approve the quote and proceed to schedule the work as soon as possible. **CARRIED**
- c. **Power Outage Action Plan** – Quotations are being worked on by Ashley and our strata electrician for retro-fitting battery back-ups, emergency light packs and exit lights to LED so as to improve the length of time these fixtures stay on during an extended power outage.
- d. **Hardship Rental Concerns** – The Council went in camera to discuss this matter.

(7) ADJOURNMENT

- The meeting was adjourned at 9:57 AM.
- The next council meeting is Tuesday, May 21, 2019 – 1:00 PM - Clubhouse library

Ross Ruddick, 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. PDF copies can also be obtained from the website and you can save these to a USB stick to provide to your realtor when selling.

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.