

**CHELSEA GARDENS - LMS 1416**

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

**COUNCIL MEETING MINUTES –TUESDAY, JULY 16, 2019 1:00 PM 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 132<sup>ND</sup> 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:**

**REGRETS**

Anita Thompson

Ashley Orton

Murray Hill

Zenon Jalbert

Norm Reid

Bill Zemianski

Victor Monasch

Jesse Train, Strata Manager

**(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 June 18, 2019 . **CARRIED**

**(3) Caretaker Report June 2019**

Well the vacation is over and yes I would go back to Tofino in a flash as well as, Bere Point, on Malcalm Island and my only complaint was the 500.00 in ferry costs.

I am going to start with the pool. I will say that I have seen improvement in the amount of sun screen slick I was seeing in the filters which tells me that Swimmers are washing off before getting into the water. The bubbles you may see in the water of the hot tub can be categorized. If the jets are turned off and the bubbles disappear it is jet air reacting with the chemicals. If the bubbles persist it is either soap from clothing or additive. It takes approximately 3 complete flushes to get rid of soap in the system and is labour intensive. We have installed a new mixer valve to replace the one installed in 1995 so it did get good use but it was time for a new one. We are resourcing a new chemical supplier and once quotes are in will determine our best options.

With a fire inspection coming up soon it is important that any combustible items be removed from in front of vehicles. Any items other than bicycles will be removed before the fire chief arrives.

A new vendor list is being worked on and once it is prepared they will be available to everyone. We have dropped some and have added

some new ones.

Concrete sealing of the cracks in the Mayfair has been completed but there are a few other areas that are also in question and we will continue to monitor the water leaking through the membrane.

Bill Steer has been active in completing a new list for the RV renters and committee. Big thanks because it is a challenge keeping everything in order.

It is important to note that when going through the man gates that you make sure the gate is closed behind you. The gates are on a time delay of 10 seconds. If the gate closes behind you and it has been less than 10 seconds it is possible for the gate to bounce open and not close properly because of reduced tension.

The motion sprinkler in the fish pond seems to have done its job in keeping the heron at bay. There are still many fish and it looks like mom has had her little ones with another one pregnant and ready to give birth. With so many hiding spots the fish have begun to thrive.

#### **(4) FINANCIAL REPORT**

The Treasurer reviewed the Financial Statement for the month of June 2019 with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**

The Strata Manager reviewed the arrears which are minimal.

It was noted that a few GICs are maturing on July 13, 2019, August 27, 2019 and October 24, 2019 in the last set of minutes and that they were to be re-invested. The Strata Manager did note that the bank rates have changed and the interest rate between a GIC investment and keeping the money in the bank is nominal. After discussion, it was determined to not re-invest in a GIC for the upcoming renewals unless there is a change in the rates by the time they come due.

#### **(6) BUSINESS ARISING FROM THE MINUTES**

- a. **Peeling Paint for Townhouse and Apartment Pillars** – The work has been completed.
- b. **Window Washing Quote** – Council determined that it would be best to have all the gutters, windows and building washing done at once in the fall.
- c. **Accessibility Grant** – The Strata Manager submitted the grant request and is waiting for a response to see what funds will be available to use towards accessibility improvements.
- d. **Parking line Painting** – The contractor is looking at late July. An exact date will be posted in each apartment as there will be a need for owners to remove their vehicles.
- e. **Chelsea Golf Tournament** – To date there is 28 owners registered for the golf tournament, 6 of those are doing dinner only and there are 14 contractors attending.
- f. **Dryer vent Screening** – National air's quote was accepted and we are still waiting to hear when this is scheduled.

- g. **Crack Injections** – Many cracks were filled in the Mayfair parking garage, however, this lead to the water leaking from a different crack. Council suggested that the cracks be filled to make sure there is nothing dripping on any vehicles or in any walkway areas.
- h. **Music in the clubhouse** – Owners were asked for their opinion on having music in the clubhouse and 92% agreed to having the music on.

## (7) CORRESPONDENCE

- There was a complaint about an Owner having a guest cause a large amount of inappropriate noise. A letter will be sent to this unit.
- An Owner requested that the linden trees in their yard be removed as they drop sap and leaves all over their vehicles and entrance walkway. Council discussed a quote and it was **MOVED** and **SECONDED** to go ahead with the work. Council requested the company quote on the rest of the linden trees in Chelsea Gardens. **CARRIED**
- An Owner wrote in indicating that they had not received any correspondence back from crossroad on several issues. The Strata Manager responded to all the questions through email and indicated that a lot of these requests have already been responded to in previous months.
- A complaint that the stairs in the Kensington caused the paramedics to call for extra help on 3 consecutive occasions. Council asked the Strata Manager to contact the emergency response departments on what should be done in this situation and if there is an alternative way to dealing with this while we wait for the decision from the Rick Hansen foundation.
- An Owner sent a letter in regards to another unit having flags up past the allotted time from set out in the bylaws. The flags have been removed.
- A complaint was received about late night noise from a gathering on a patio. Council discussed adding a rule and will be noted later in the minutes.
- There was a complaint about two people using the clubhouse bathroom as a staging area to get ready. Make-up, nail polish, curling irons etc. further a complaint that they had a pet within the pool area. Council requested to send a letter to this unit.
- On Canada Day one of the Chelsea residents took it upon themselves to tell parents that children were not allowed at the Canada Day festivities, which was incorrect. Certain events such as Canada Day, children are welcome. A letter has been sent to this unit.
- A concern about the cameras was sent in again. Council has been dealing with this comment on numerous occasions and everything has been set up and only viewed in case of an incident. They are to protect against vandalism.
- An Owner responded to a letter about an alteration to their unit, requesting that a previous alteration be reverted back to normal by the Strata. Strata has denied this request as it every Owner is responsible for any alterations that previous Owners had done.
- A volunteer requested to purchase paint to do some work on the retaining walls around the Mayfair and Windsor. It was **MOVED** and **SECONDED** to approve the volunteer to purchase the paint. **CARRIED**
- A complaint was received that another Owner had carpet cleaners at their unit at approximately 7:00PM. Council advises Owners to make sure workers come at a reasonable time to make sure not to be a nuisance to the other Owners.
- A complaint was made that one Owner was being very disrespectful towards another one. A letter will be sent to this Owner.
- A request was made to remove a hedge that is dying. The landscapers looked at the hedge and there is

only damage on one side and in the area where the BBQ was placed. Their opinion is that the damage to the hedge is clearly caused by the BBQ and the Owner will have to either replace with a new hedge or remove and replace with a privacy fence at their own cost.

- A complaint was received about cooking smells on several occasions. This Owner is asked to contact a Council member upon the smell, even if it is at late hours of the night or early hours of the morning. Council needs to determine if this is a nuisance.
- A letter was received in response to a letter sent about noise complaints. A letter will be sent back to this unit in response.

## **(8) COMMITTEE REPORTS**

- **TOWNHOUSES** – On going spindle and townhouse envelope repairs. Dryer vent covers will be worked on as well. Garage doors will be scheduled. Murray stated there will be 10 done this summer.
- **APARTMENTS** – Council reviewed a quote to have the Windsor Blinds replaced. It was **MOVED** and **SECONDED** to go ahead with accent blinds. **CARRIED**
- **CLUBHOUSE** – It was **MOVED** and **SECONDED** to install new blinds in the guest suites. These blinds have been purchased and installed. **CARRIED**
- **SAFETY AND SECURITY** – Victor and Ashley are working on updating the internal network so the fob systems no longer need the internet to run. This can save us up to \$4000/year on call outs from Blue Mountain.

It was **MOVED** and **SECONDED** to have the camera at the hot tub record from 7PM – 7AM to try to determine what the cause of the vandalism is to the hot tub. On numerous occasions the hot tub has had a substance poured into it causing a large amount of foam and bubbles. John has had to spend a large amount of his time draining, cleaning and re-filling the hot tub. This is causing the Strata Money and John's valuable time. If this continues to happen the hot tub will be shut down indefinitely.

**6 in favour and 1 opposed**

**CARRIED**

- **LANDSCAPING** – Ashley and Allen Brothers are going to come up with a guideline for xeriscaping. Owners moving forward that want to alter their unit this way will be required to follow the template. Owners who have previously attempted at xeriscaping will be asked to either revert to the original plan or adopt the new guideline once implemented.
- **BY-LAWS/RULES** – It was **MOVED** and **SECONDED** to add the following rules:
  4. USE OF THE RECREATION FACILITIES
    - b. Pool and Spa Area
      18. No alcoholic beverages are permitted in the spa area.
      19. No alcoholic beverages are permitted while in the pool.

g. GUEST SUITE RENTALS

Three suites are available for rental, for the convenience of residents, for overnight guests. The following set of rules has been approved by the Strata Council:

2. A rental fee per night will be charged. Personal cheques are payable to "STRATA PLAN LMS 1416", ONLY CHEQUES FROM Residents will be accepted. Bookings for the months of June, July, August and long weekends, if not cancelled 14 days prior to the rental, are non-refundable.

#### 1. GENERAL

n. Quiet time on common and limited common property is from 10:00PM – 8:00AM. Owners are responsible for their guests and pets.

All rules were **CARRIED**

- **RV-LOT** – The list has been updated. There is an unknown trailer and tow vehicle in the lot.  
**Parked in stall 50 - license plate number - AR8 71L – 21 foot, Class B Itaska trailer.**  
**Parked in stall 57 - license plate number - NK7 068 – Chevy Avalanche**  
If these vehicles are yours please let us know, after 14 days and no response Council will look at having these two vehicles towed.
- **ADMINISTRATION** – No report.
- **EMERGENCY PREPAREDNESS COMMITTEE** – The latest report from the Committee is attached.
- **SOCIAL COMMITTEE** – The July events calendar is attached to these minutes.

#### (9) NEW BUSINESS

- a. **CRT Process** – It was **MOVED** and **SECONDED** to take an Owner to the CRT. This is a full online process and Council requested the Strata Manager to send a letter to the unit asking if they have anyone to represent them during the online process and if not Council will help find someone to do so. **CARRIED**
- b. **Fire Alarm Testing** – The testing has been completed. There was an emergency the contractor had to attend to when doing the Windsor which altered the whole process in the Windsor. Units were missed and City Fire indicated they would re-schedule and test at no additional charge.
- c. **Pond Sprinklers** – motion activate sprinklers were installed at the pond to discourage anything from getting at the fish. So far it seems to be working as the population of the fish seems to be larger.
- d. **TELUS Discount instructions** – Now that it has been a year or so since the fibre was installed to the units. Owners who signed up with TELUS need to call 310-3343 or email [mdurmp@telus.com](mailto:mdurmp@telus.com) to renew the appropriate discount for Chelsea Gardens. If you do not do this then you will be paying for your service without the discount.
- e. **Craft Sale** – There was a request to rent out the fireside room and sell crafts. Council has denied this request as they have for any sale event requests.

- f. **Xeriscaping** – A guideline for xeriscaping will be composed for Owners that want to alter their yards in this way. Owners who have attempted at doing this alteration with or without approval will be asked to either revert the common property back to the original state or convert to the guidelines once completed. This will have to be at the Owners expense.
- g. **Hot Tub Gate** – The contractor for the hot tub gate has contacted Charlie Sweet and indicated that the gate itself is now manufactured and delivery will be sometime the following week.
- h. **Bylaw and Rules distribution** – The new registered bylaws and rules have been printed and delivered to all the units. Thank you to Cathy Lockwood , Murray Hill, Diane Brugger, Anna Razny, Anita Thompson, Bob Hurley and Cher Gleitman

**The left over Bylaws and Rules that did not get delivered will be at the office for pick up between 11:00AM and 12:00PM, Monday – Tuesday and Thursday – Friday. If you did not receive your bylaws then you were most likely not home when delivery was attempted.**

**(10) ADJOURNMENT**

- The meeting was adjourned at 4:45 PM.
- The next council meeting is Tuesday, August 20<sup>th</sup>, 2019 – 1:00 PM - Clubhouse library

Jesse Train, Strata Manager – CrossRoads Management

*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 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.*

**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)**  
**June 2019**  
**AS OF THE 4TH MONTH ENDING JUNE 30, 2019**

Page 1  
7/11/2019  
02:12 PM

Prepared For:  
Strata Plan LMS 1416 - CRF

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

**ASSETS**

1025-0000 Bank - Westminster - Contingency	701,274.27
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
1038-1237 WSCU GIC - 2.5% - Feb.25/20	200,000.00
1038-1238 WSCU GIC - 2.5% - Apr.26/20	300,000.00
1038-1242 WSCU GIC - 2.4040% - Jun.01/20	300,000.00
1200-0000 Prepaid Insurance	184,800.68

**TOTAL ASSETS**

2,436,074.95

**LIABILITIES**

2012-2500 Accrued Expenses	5,595.40
----------------------------	----------

**TOTAL LIABILITIES**

5,595.40

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,276,165.64
3510-0000 Net Income - Current Year	154,313.91

**TOTAL OWNERS' EQUITY**

2,430,479.55

**TOTAL LIABILITIES AND EQUITY**

2,436,074.95

Date: Jul. 11/19  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**June 2019**  
**AS OF THE 4TH MONTH ENDING JUNE 30, 2019**

Prepared For:  
Strata Plan LMS 1416 - CRF

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-5000 Strata Fees - Apartments	12,027.83	12,027.83	0.00	0.00	48,111.32	48,111.32	0.00	0.00	144,334.00
4010-6000 Strata Fees - Townhome	26,168.00	26,168.00	0.00	0.00	104,672.00	104,672.00	0.00	0.00	314,016.00
<b>TOTAL</b>	<b>38,195.83</b>	<b>38,195.83</b>	<b>0.00</b>	<b>0.00</b>	<b>152,783.32</b>	<b>152,783.32</b>	<b>0.00</b>	<b>0.00</b>	<b>458,350.00</b>
4031-0000 Interest Income	1,421.76	0.00	1,421.76	0	12,669.95	0.00	12,669.95	0	0.00
4031-6000 Interest Income- Insur. L	599.17	0.00	599.17	0	2,396.68	0.00	2,396.68	0	0.00
<b>TOTAL</b>	<b>2,020.93</b>	<b>0.00</b>	<b>2,020.93</b>	<b>0</b>	<b>15,066.63</b>	<b>0.00</b>	<b>15,066.63</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>40,216.76</b>	<b>38,195.83</b>	<b>2,020.93</b>	<b>5.29</b>	<b>167,849.95</b>	<b>152,783.32</b>	<b>15,066.63</b>	<b>9.86</b>	<b>458,350.00</b>
6276-2019 Windsor Lobby/Parkade	0.00	2,916.67	2,916.67	100.00	0.00	11,666.68	11,666.68	100.00	35,000.00
6278-2019 Apt MUA Replacement	0.00	15,000.00	15,000.00	100.00	0.00	60,000.00	60,000.00	100.00	180,000.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>17,916.67</b>	<b>17,916.67</b>	<b>100.00</b>	<b>0.00</b>	<b>71,666.68</b>	<b>71,666.68</b>	<b>100.00</b>	<b>215,000.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2019 2019 Townhouse Envelo	9,642.87	7,500.00	-2,142.87	-28.57	12,885.04	30,000.00	17,114.96	57.05	90,000.00
6344-2019 Garage Doors	0.00	2,083.33	2,083.33	100.00	0.00	8,333.32	8,333.32	100.00	25,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>9,642.87</b>	<b>9,583.33</b>	<b>-59.54</b>	<b>-0.62</b>	<b>12,885.04</b>	<b>38,333.32</b>	<b>25,448.28</b>	<b>66.39</b>	<b>115,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6511-2019 Landscaping Remediatio	651.00	2,916.67	2,265.67	77.68	651.00	11,666.68	11,015.68	94.42	35,000.00
6512-2019 Accessibility Improve	0.00	1,666.67	1,666.67	100.00	0.00	6,666.68	6,666.68	100.00	20,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>651.00</b>	<b>4,583.34</b>	<b>3,932.34</b>	<b>85.80</b>	<b>651.00</b>	<b>18,333.36</b>	<b>17,682.36</b>	<b>96.45</b>	<b>55,000.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>651.00</b>	<b>4,583.34</b>	<b>3,932.34</b>	<b>85.80</b>	<b>651.00</b>	<b>18,333.36</b>	<b>17,682.36</b>	<b>96.45</b>	<b>55,000.00</b>
<b>TOTAL EXPENSES</b>	<b>10,293.87</b>	<b>32,083.34</b>	<b>21,789.47</b>	<b>67.92</b>	<b>13,536.04</b>	<b>128,333.36</b>	<b>114,797.32</b>	<b>89.45</b>	<b>385,000.00</b>
<b>NET INCOME (LOSS)</b>	<b>29,922.89</b>	<b>6,112.49</b>	<b>23,810.40</b>	<b>389.54</b>	<b>154,313.91</b>	<b>24,449.96</b>	<b>129,863.95</b>	<b>531.14</b>	<b>73,350.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**June 2019**  
**AS OF THE 4TH MONTH ENDING JUNE 30, 2019**

Page 1  
7/11/2019  
03:29 PM

Prepared For:  
Strata Plan LMS1416  
Surrey, BC  
  
Surrey, BC

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

**ASSETS**

1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	66,522.73
1027-0000 Bank - Water Surcharge	77,557.09
1028-1300 Bank - Golf Tournament Funds	1,676.21
1029-0000 Bank - Apt Utilities	11,845.53
1030-0000 Bank - Exercise Room	1,177.14
1040-0000 Bank - Social Committee	5,426.65
1200-0000 Prepaid Insurance	189,593.99
1205-0000 Prepaid Expenses	1,304.64
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	3,576.27

**TOTAL ASSETS**

433,490.81

**LIABILITIES**

2010-0000 Accounts Payable	60,835.74
2014-0000 Accrued Water & Sewer	14,819.67
2017-0000 Social Committee Fund	5,426.65
2018-0000 Exercise Room	1,177.14
2019-0000 Golf Tournament Fund	1,676.21
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	184,800.67
2040-0011 Due to CRF -Insurance interest	4,793.32
2170-0000 Vacation Payable	719.09
2250-0000 Pre-Paid Fees	65.14

**TOTAL LIABILITIES**

274,613.63

**OWNERS' EQUITY**

3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	54,450.06
3510-0000 Net Income - Current Year	12,336.21
3510-2000 Net Income - Utilities	7,134.26
3510-3000 Net Income - Water & Sewer	10,651.09

**TOTAL OWNERS' EQUITY**

158,877.18

**TOTAL LIABILITIES AND EQUITY**

433,490.81

Date: Jul 11/19  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)  
CHELSEA - Operations - 02 - (lms1416)**

Page 1  
7/11/2019  
03:29 PM

**June 2019  
AS OF THE 4TH MONTH ENDING JUNE 30, 2019**

Prepared For:  
Strata Plan LMS1416  
Surrey, BC  
  
Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	45,367.82	44,943.83	423.99	0.94	180,199.70	179,775.32	424.38	0.24	539,326.00
4012-0000 CRF Strata Fees - Apart	-12,027.83	-12,027.83	0.00	0.00	-48,111.32	-48,111.32	0.00	0.00	-144,334.00
4015-0000 Parking & Scooter Parkin	-594.00	208.33	-802.33	-385.1	1,139.00	833.32	305.68	36.68	2,500.00
4022-0000 Move in/out	500.00	66.67	433.33	649.96	500.00	266.68	233.32	87.49	800.00
4025-0000 Prior Year Surplus (Defici	2,534.92	2,534.92	0.00	0.00	10,139.68	10,139.68	0.00	0.00	30,419.00
<b>TOTAL</b>	<b>35,780.91</b>	<b>35,725.92</b>	<b>54.99</b>	<b>0.15</b>	<b>143,867.06</b>	<b>142,903.68</b>	<b>963.38</b>	<b>0.67</b>	<b>428,711.00</b>
4030-0000 Strata Fees	80,877.17	80,877.17	0.00	0.00	323,508.68	323,508.68	0.00	0.00	970,526.00
4032-0000 CRF Strata Fees - Town	-26,168.00	-26,168.00	0.00	0.00	-104,672.00	-104,672.00	0.00	0.00	-314,016.00
4037-0000 Prior Year Surplus	2,974.42	2,974.42	0.00	0.00	11,897.68	11,897.68	0.00	0.00	35,693.00
<b>TOTAL</b>	<b>57,683.59</b>	<b>57,683.59</b>	<b>0.00</b>	<b>0.00</b>	<b>230,734.36</b>	<b>230,734.36</b>	<b>0.00</b>	<b>0.00</b>	<b>692,203.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	200.00	83.33	116.67	140.01	300.00	333.32	-33.32	-10.00	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	2,400.00	2,400.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	745.00	733.33	11.67	1.59	1,705.00	2,933.32	-1,228.32	-41.87	8,800.00
4055-0000 R.V. Parking	760.00	650.00	110.00	16.92	2,980.00	2,600.00	380.00	14.62	7,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
4062-0000 Dish and Cutlery Rental	25.00	0.00	25.00	0	25.00	0.00	25.00	0	0.00
4065-0000 Interest Income	189.29	100.00	89.29	89.29	845.34	400.00	445.34	111.34	1,200.00
4066-0000 Remote Control Sale	120.00	125.00	-5.00	-4.00	490.00	500.00	-10.00	-2.00	1,500.00
<b>TOTAL OTHER</b>	<b>2,639.29</b>	<b>2,291.66</b>	<b>347.63</b>	<b>15.17</b>	<b>8,945.34</b>	<b>9,166.64</b>	<b>-221.30</b>	<b>-2.41</b>	<b>27,500.00</b>
<b>TOTAL INCOME</b>	<b>96,103.79</b>	<b>95,701.17</b>	<b>402.62</b>	<b>0.42</b>	<b>383,546.76</b>	<b>382,804.68</b>	<b>742.08</b>	<b>0.19</b>	<b>1,148,414.00</b>
6030-0000 Apt Janitor/Contract Serv	725.00	1,500.00	775.00	51.67	4,675.00	6,000.00	1,325.00	22.08	18,000.00
6208-0000 Building Maint. - Apartme	1,046.69	4,102.00	3,055.31	74.48	8,177.12	16,408.00	8,230.88	50.16	49,224.00
6215-0000 Equipment Maint.-Apart	757.00	4,080.17	3,323.17	81.45	15,005.54	16,320.68	1,315.14	8.06	48,962.00
6268-0050 Elevator Maint. - Apartm	1,548.67	1,291.67	-257.00	-19.90	6,290.63	5,166.68	-1,123.95	-21.75	15,500.00
6275-0000 Gate & Door Maint. - Apa	33.60	583.33	549.73	94.24	1,520.12	2,333.32	813.20	34.85	7,000.00
6279-0000 Garbage Pick-up - Apts.	2,895.18	1,878.58	-1,016.60	-54.12	6,881.09	7,514.32	633.23	8.43	22,543.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>7,006.14</b>	<b>13,435.75</b>	<b>6,429.61</b>	<b>47.85</b>	<b>42,549.50</b>	<b>53,743.00</b>	<b>11,193.50</b>	<b>20.83</b>	<b>161,229.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	2,310.72	4,605.42	2,294.70	49.83	19,330.38	18,421.68	-908.70	-4.93	55,265.00
6320-0000 Garbage Pick-up - Town	6,683.19	4,583.33	-2,099.86	-45.82	19,362.96	18,333.32	-1,029.64	-5.62	55,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>8,993.91</b>	<b>9,188.75</b>	<b>194.84</b>	<b>2.12</b>	<b>38,693.34</b>	<b>36,755.00</b>	<b>-1,938.34</b>	<b>-5.27</b>	<b>110,265.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,665.50	11,550.00	-115.50	-1.00	46,546.50	46,200.00	-346.50	-0.75	138,600.00
6425-0000 Drainage Repair & Maint	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
6435-0000 Plant Replacement & Im	11,085.00	1,416.67	-9,668.33	-682.4	17,670.47	5,666.68	-12,003.79	-211.8	17,000.00
6440-0000 Irrigation System	125.00	333.33	208.33	62.50	884.20	1,333.32	449.12	33.68	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.00	297.50	3,333.32	3,035.82	91.07	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>22,875.50</b>	<b>14,550.00</b>	<b>-8,325.50</b>	<b>-57.22</b>	<b>65,398.67</b>	<b>58,200.00</b>	<b>-7,198.67</b>	<b>-12.37</b>	<b>174,600.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	898.69	2,000.00	1,101.31	55.07	5,608.47	8,000.00	2,391.53	29.89	24,000.00
6515-0000 Equipment Rep. & Maint.	537.20	1,583.33	1,046.13	66.07	3,374.61	6,333.32	2,958.71	46.72	19,000.00
6520-0000 Supplies Equipment - Co	177.82	666.67	488.85	73.33	818.43	2,666.68	1,848.25	69.31	8,000.00
6525-0000 Supplies Maintenance-C	135.41	166.67	31.26	18.76	1,066.74	666.68	-400.06	-60.01	2,000.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.00	20.02	166.68	146.66	87.99	500.00
6535-0000 Enterphone and Security	37.18	291.67	254.49	87.25	1,069.62	1,166.68	97.06	8.32	3,500.00
6560-0000 Gate Repair & Maint. - C	0.00	333.33	333.33	100.00	177.19	1,333.32	1,156.13	86.71	4,000.00
6565-0000 Pest Control - Common	509.69	583.33	73.64	12.62	1,314.15	2,333.32	1,019.17	43.68	7,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>2,295.99</b>	<b>5,666.67</b>	<b>3,370.68</b>	<b>59.48</b>	<b>13,449.23</b>	<b>22,666.68</b>	<b>9,217.45</b>	<b>40.67</b>	<b>68,000.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**June 2019**

Page 2  
7/11/2019  
03:29 PM

**AS OF THE 4TH MONTH ENDING JUNE 30, 2019**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity - Common	229.00	250.00	21.00	8.40	916.00	1,000.00	84.00	8.40	3,000.00
6577-0000 Electricity Ponds - Com	350.00	416.67	66.67	16.00	1,400.00	1,666.68	266.68	16.00	5,000.00
6580-0000 Electricity Stream - Com	638.00	708.33	70.33	9.93	2,552.00	2,833.32	281.32	9.93	8,500.00
6595-0000 Telephone Caretaker	67.20	75.00	7.80	10.40	268.80	300.00	31.20	10.40	900.00
<b>TOTAL UTILITIES</b>	<b>1,284.20</b>	<b>1,450.00</b>	<b>165.80</b>	<b>11.43</b>	<b>5,136.80</b>	<b>5,800.00</b>	<b>663.20</b>	<b>11.43</b>	<b>17,400.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	162.50	125.00	-37.50	-30.00	650.00	500.00	-150.00	-30.00	1,500.00
6690-0000 Electricity - RV Lot	65.00	75.00	10.00	13.33	260.00	300.00	40.00	13.33	900.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>227.50</b>	<b>200.00</b>	<b>-27.50</b>	<b>-13.75</b>	<b>910.00</b>	<b>800.00</b>	<b>-110.00</b>	<b>-13.75</b>	<b>2,400.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	627.33	833.33	206.00	24.72	3,049.82	3,333.32	283.50	8.51	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	1,476.56	1,250.00	-226.56	-18.12	9,254.27	5,000.00	-4,254.27	-85.09	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	135.00	175.00	40.00	22.86	547.38	700.00	152.62	21.80	2,100.00
6720-0000 Guest Suites Telephone-	50.70	100.00	49.30	49.30	212.70	400.00	187.30	46.83	1,200.00
6725-0000 Exercise Equip R & M-R	0.00	250.00	250.00	100.00	381.89	1,000.00	618.11	61.81	3,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.00	39.83	500.00	460.17	92.03	1,500.00
6735-0000 Pool Repair & Maint.-Re	1,111.53	708.33	-403.20	-56.92	2,048.16	2,833.32	785.16	27.71	8,500.00
6740-0000 Pool Supplies & Chemic	576.40	291.67	-284.73	-97.62	1,043.59	1,166.68	123.09	10.55	3,500.00
6750-0000 Cleaning Supplies-Rec.	374.55	200.00	-174.55	-87.28	773.38	800.00	26.62	3.33	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
6764-0000 Electricity - Rec. Centre	1,804.00	1,933.33	129.33	6.69	7,216.00	7,733.32	517.32	6.69	23,200.00
6765-0000 Gas - Rec. Centre	1,158.76	1,108.33	-50.43	-4.55	4,620.05	4,433.32	-186.73	-4.21	13,300.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>7,314.83</b>	<b>7,058.32</b>	<b>-256.51</b>	<b>-3.63</b>	<b>29,187.07</b>	<b>28,233.28</b>	<b>-953.79</b>	<b>-3.38</b>	<b>84,700.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	3,013.84	5,250.00	2,236.16	42.59	18,610.67	21,000.00	2,389.33	11.38	63,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,625.00	166.66	10.26	5,833.36	6,500.00	666.64	10.26	19,500.00
6865-0000 R. C. Janitor Wages and	1,821.75	1,875.00	53.25	2.84	7,202.92	7,500.00	297.08	3.96	22,500.00
6875-0000 Payroll Costs	888.14	750.00	-138.14	-18.42	3,544.32	3,000.00	-544.32	-18.14	9,000.00
6890-0000 Workers Compensation	52.50	125.00	72.50	58.00	1,257.85	500.00	-757.85	-151.5	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>7,234.57</b>	<b>9,625.00</b>	<b>2,390.43</b>	<b>24.84</b>	<b>36,449.12</b>	<b>38,500.00</b>	<b>2,050.88</b>	<b>5.33</b>	<b>115,500.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint.	0.00	33.33	33.33	100.00	73.29	133.32	60.03	45.03	400.00
6915-0000 Supplies	17.84	83.33	65.49	78.59	286.66	333.32	46.66	14.00	1,000.00
6920-0000 Telephone & Cable - Offi	423.15	425.00	1.85	0.44	1,713.04	1,700.00	-13.04	-0.77	5,100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>440.99</b>	<b>541.66</b>	<b>100.67</b>	<b>18.59</b>	<b>2,072.99</b>	<b>2,166.64</b>	<b>93.65</b>	<b>4.32</b>	<b>6,500.00</b>
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	375.00	375.00	100.00	4,063.02	1,500.00	-2,563.02	-170.8	4,500.00
6975-0000 Council Expenses - Admi	0.00	241.67	241.67	100.00	800.00	966.68	166.68	17.24	2,900.00
6980-0000 Legal Expenses	115.39	83.33	-32.06	-38.47	115.39	333.32	217.93	65.38	1,000.00
6984-0000 Postage and Printing	1,162.63	1,416.67	254.04	17.93	5,998.22	5,666.68	-331.54	-5.85	17,000.00
6990-0000 Insurance Premiums	23,100.08	23,045.92	-54.16	-0.24	92,400.32	92,183.68	-216.64	-0.24	276,551.00
6992-0000 Insurance Carrying Char	599.17	599.17	0.00	0.00	2,396.68	2,396.68	0.00	0.00	7,190.00
6995-0001 WorkSafe BC	-52.50	0.00	52.50	0	0.00	0.00	0.00	0	0.00
7000-0000 Management Fees	5,785.74	5,785.75	0.01	0.00	23,142.96	23,143.00	0.04	0.00	69,429.00
7010-0000 Property Taxes - Admin.	325.00	37.50	-287.50	-766.6	325.00	150.00	-175.00	-116.6	450.00
7020-0000 Security - Admin.	2,084.09	2,333.33	249.24	10.68	7,840.85	9,333.32	1,492.47	15.99	28,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	40.00	50.00	10.00	20.00	150.00
7030-0000 Strata Web Site	0.00	37.50	37.50	100.00	64.99	150.00	85.01	56.67	450.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	176.40	66.68	-109.72	-164.5	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>33,129.60</b>	<b>33,985.01</b>	<b>855.41</b>	<b>2.52</b>	<b>137,363.83</b>	<b>135,940.04</b>	<b>-1,423.79</b>	<b>-1.05</b>	<b>407,820.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>74,803.18</b>	<b>73,076.66</b>	<b>-1,726.52</b>	<b>-2.36</b>	<b>289,967.71</b>	<b>292,306.64</b>	<b>2,338.93</b>	<b>0.80</b>	<b>876,920.00</b>
<b>TOTAL EXPENSES</b>	<b>90,803.23</b>	<b>95,701.16</b>	<b>4,897.93</b>	<b>5.12</b>	<b>371,210.55</b>	<b>382,804.64</b>	<b>11,594.09</b>	<b>3.03</b>	<b>1,148,414.00</b>
<b>NET INCOME (LOSS)</b>	<b>5,300.56</b>	<b>0.01</b>	<b>5,300.55</b>	<b>53,005</b>	<b>12,336.21</b>	<b>0.04</b>	<b>12,336.17</b>	<b>30,840</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	9,859.00	9,859.00	0.00	0.00	39,436.00	39,436.00	0.00	0.00	118,308.00
9262-0000 Utilities Interest Income	28.71	0.00	28.71	0	141.66	0.00	141.66	0	0.00
9264-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	13,873.74	13,874.00	-0.26	0.00	13,874.00
<b>Total Apartment Utilities</b>	<b>9,887.71</b>	<b>9,859.00</b>	<b>28.71</b>	<b>0.29</b>	<b>53,451.40</b>	<b>53,310.00</b>	<b>141.40</b>	<b>0.27</b>	<b>132,182.00</b>

**Budget Comparison (Accrual)  
CHELSEA - Operations - 02 - (lms1416)**

**June 2019**

**AS OF THE 4TH MONTH ENDING JUNE 30, 2019**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
<b>UTILITY EXPENSES</b>									
<b>Gas</b>									
9360-0000 Electricity Kens & Mayfai	2,282.00	2,416.67	134.67	5.57	9,128.00	9,666.68	538.68	5.57	29,000.00
9365-0000 Electricity Windsor	1,448.00	1,583.33	135.33	8.55	5,792.00	6,333.32	541.32	8.55	19,000.00
<b>Total Electricity - Apart.</b>	<b>3,730.00</b>	<b>4,000.00</b>	<b>270.00</b>	<b>6.75</b>	<b>14,920.00</b>	<b>16,000.00</b>	<b>1,080.00</b>	<b>6.75</b>	<b>48,000.00</b>
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	1,181.20	1,664.75	483.55	29.05	7,462.92	6,659.00	-803.92	-12.07	19,977.00
9420-0000 Gas - Kensington	1,752.86	2,587.75	834.89	32.26	11,549.70	10,351.00	-1,198.70	-11.58	31,053.00
9430-0000 Gas - Windsor	1,777.21	2,762.67	985.46	35.67	12,384.52	11,050.68	-1,333.84	-12.07	33,152.00
<b>Total Gas - Apartment</b>	<b>4,711.27</b>	<b>7,015.17</b>	<b>2,303.90</b>	<b>32.84</b>	<b>31,397.14</b>	<b>28,060.68</b>	<b>-3,336.46</b>	<b>-11.89</b>	<b>84,182.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>8,441.27</b>	<b>11,015.17</b>	<b>2,573.90</b>	<b>23.37</b>	<b>46,317.14</b>	<b>44,060.68</b>	<b>-2,256.46</b>	<b>-5.12</b>	<b>132,182.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>1,446.44</b>	<b>-1,156.17</b>	<b>2,602.61</b>	<b>225.11</b>	<b>7,134.26</b>	<b>9,249.32</b>	<b>-2,115.06</b>	<b>-22.87</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,120.00	5,120.00	0.00	0.00	20,480.00	20,480.00	0.00	0.00	61,440.00
9700-0000 Water - Townhouses	7,488.00	7,488.00	0.00	0.00	29,952.00	29,952.00	0.00	0.00	89,856.00
9725-0000 Water - Interest Income	155.86	0.00	155.86	0	585.44	0.00	585.44	0	0.00
9745-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	26,539.65	26,540.00	-0.35	0.00	26,540.00
<b>TOTAL WATER INCOME</b>	<b>12,763.86</b>	<b>12,608.00</b>	<b>155.86</b>	<b>1.24</b>	<b>77,557.09</b>	<b>76,972.00</b>	<b>585.09</b>	<b>0.76</b>	<b>177,836.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	22,446.99	14,819.67	-7,627.32	-51.47	66,906.00	59,278.68	-7,627.32	-12.87	177,836.00
<b>TOTAL WATER</b>	<b>22,446.99</b>	<b>14,819.67</b>	<b>-7,627.32</b>	<b>-51.47</b>	<b>66,906.00</b>	<b>59,278.68</b>	<b>-7,627.32</b>	<b>-12.87</b>	<b>177,836.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-9,683.13</b>	<b>-2,211.67</b>	<b>-7,471.46</b>	<b>-337.8</b>	<b>10,651.09</b>	<b>17,693.32</b>	<b>-7,042.23</b>	<b>-39.80</b>	<b>0.00</b>



# CHELSEA GARDENS EMERGENCY PREPAREDNESS

## JULY 2019

*Chelsea Program Goal – To ensure to the best of our abilities that, following an emergency event, Chelsea Gardens residents and visitors are kept safe from any subsequent hazards, treated immediately and effectively for injuries incurred, transported to medical care as soon as practical, if necessary, provided with care, shelter, food and water in the period immediately following the event and that property, facilities and equipment are protected from further damage.*

### JULY 2019 – Teams Having Their Meetings:

- Over the past month Shelter & Care Giving had a meeting practicing the call format. They also have been working on obtaining access to rigs in the RV centre in case of emergency. They have had a few responses back from owners willing to allow their units to be used. Their next meeting will be in September. This team is also going to be renamed “Care & Shelter”.
- Pet Care will become a separate team. They now have 3 members and welcome more volunteers to get involved. If you love pets of Chelsea Gardens this is your group to get involved with.
- Personal Preparedness had a meeting and are considering developing an emergency “what-to-do-list” for each condo suite. An information booklet is to be developed. Their next meeting will be in September
- Communications & Transportation practiced their call out procedure. They are moving forward nicely but also would like more volunteers to get involved.
- Damage Assessment / Search and Rescue met to discuss many topics that have to be addressed. This team is looking for more volunteers to be involved. It is a critical team in the Emergency Preparedness program and encourages people to get involved.

There are 8 different VOLUNTEER Teams so each month we will give you an update as to how things are developing. **Volunteers are always needed because many Chelsea residents travel, so please get involved, *in any way*, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at [kdmcleod@telus.net](mailto:kdmcleod@telus.net) . All Chelsea volunteers would love to have you on board.**

Chelsea Gardens is an exceptional community of “like mindsets” and each Team member wants to do their part to ensure the residents are protected to the best of their ability when a disaster occurs. We are all in this together, we have each other’s back, this is OUR community; this is Chelsea Gardens.

CHELSEA GARDENS EMERGENCY PREPAREDNESS VOLUNTEER TEAMS --- Leadership Team, First Aid Team, Utilities & Fire Suppression Team, Damage Assessment / Search & Rescue Team, Care & Shelter Team, Pet Care Team, Communications & Transportation Team, Personal Preparedness Team



# August 2019



Sun      Mon      Tue      Wed      Thu      Fri      Sat



## SPECIAL EVENTS

Mexican Pool Party  
Fri. Aug 9 at 5:00pm

## EXERCISE & FUN AT THE POOL

Pool Exercises: Monday-Friday 9:00am  
Pool Volleyball: Monday 6:15pm

Grand Pool Event  
Aug 24 from 11:00-3:00pm

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
4	5	6	7	8	9	10	
Movie Night 7:00pm 	Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm	Coffee 9:45 am Whist 7 pm Poker 7 pm	Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	Mexican Pool Party Extended Pub Night 5:00 - 10:00 pm		
11	12	13	14	15	16	17	
	Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm	Coffee 9:45 am Whist 7 pm Poker 7 pm	Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	Pub Night 5:00 - 7:00pm		
18	19	20	21	22	23	24	
	Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm	Coffee 9:45 am Whist 7 pm Poker 7 pm	Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	Pub Night 5:00 - 7:00pm	Grand Pool Event 11:00 - 3:00 pm	
25	26	27	28	29	30	31	
Movie Night 7:00pm 	Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm	Coffee 9:45 am Whist 7 pm Poker 7 pm	Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	Pub Night 5:00 - 7:00pm		