

**CHELSEA GARDENS - LMS 1416**

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

**COUNCIL MEETING MINUTES – TUESDAY, AUGUST 20, 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

Bill Zemianski

Ashley Orton

Murray Hill

Zenon Jalbert

Norm Reid

Victor Monasch

Ross Ruddick, Senior 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 July 16, 2019. **CARRIED**

**(3) Caretaker Report August 2019**

Well it's been three years since I started at Chelsea and as we race into the fall season it's the sense of community that makes it so enjoyable for me to come to work in the mornings. A big thanks to all those people that have done so much volunteering. Chelsea could not run on the budget we have if it was not for the volunteers. Some of the improvements you may have noticed is the concrete painted grey around posts, pillars, walkways and ramps. It has given a nice clean look to the complex.

I would like to thank all those that frequent the pool for reminding guests to wash off the oils and sun screens before entering the pool. When buying sunscreen you can go on line and chose those that are environmentally friendly. Many are extremely damaging to our water systems and with 550 million liters of sunscreen going into our global environment it should be everyone's concern. Pool will stay open as long as we can weather permitting. (Around end of September).

Mainland Aluminum has built a gate for the opening between the hot tub and the pool. It should be completely installed before September and should end our visitors at night that like to soak in the heat during the cold winter months. Again if you see suspicious activity during the evenings or night call 911. We did have a homeless woman sleeping somewhere in the complex and as I was coming in she was leaving through the front man gate with her bags of personal items.

The line painting in the condos' is complete except for a few touch ups and for the most part it did go smoothly thanks to everyone's compliance. I do have to mention that where we did get a failing grade was in keeping fire lanes free and clear, something we will correct the next time we have to vacate the undergrounds if work needs to be done.

With our summer being relatively dry the ants seem to have either gone dormant or are lying in wait for their next invasion. The pests have not completely left us with Yellow Jackets and Paper Wasps in full swing. Approach with caution. We do have sprays to help get rid of them should you see a hive or activity in your soffits. With the abundance of rabbits on site is it only a matter of time before the predators will be back for the fall hunting season so just a reminder to be vigilant when walking your dogs.

If you are planning upgrades or changes to your units please make sure that a letter indicating improvements is registered with Crossroads. This is extremely important when insurance claims are concerned. We have had several water leak issues in the past few weeks. I don't expect everyone to run out and change lines etc., but it is important to make sure dishwasher, washing machine and fridge water lines are changed out approximately every 10 years to avoid hoses that have begun to disintegrate from leaking. Water pressure in all three condos is well within the norm. Windsor 66 PSI , Mayfair and Kensington at 68 PSI . with 70psi being the recommended pressure.

If you have a dog please make sure that feces is disposed of properly. It is not acceptable to let an animal relieve themselves on the deck and then wash it down the drain. It is not a pleasant experience when you have to take apart and clean out a down drain only to find ...I won't say anymore except to note that pet urine is extremely corrosive to the downspouts and owners will be charged back the cost of replacements.

Smoking is allowed only inside your own unit and not on patios and decks. This is in accordance with Chelsea bylaws.

Please note that the 604-834-4578 office number is to be used during business hours 7.00am to 3.00pm and only for emergencies after hours. With less than 125 days until Christmas it's time once again to make sure there is enough salt, de-icer, and snow removal equipment ready for what is supposed to be a cold winter but for now lets' just enjoy the warmth of summer.

### **Sunscreens that are biodegradable and are recommended as safe for our pool (and the oceans):**

- |   |   |
|---|---|
| <u>1. Kokua Hawaiian SPF50 Reef Safe Sunscreen</u>          | <u>8. Blue Lizard Titanium And Zinc Oxide Sunscreen</u> |
| <u>2. Thinksport Safe Sunscreen</u>                         | <u>9. Mama Kuleana Reef Safe Sunscreen</u>              |
| <u>3. Badger Sport Zinc Oxide Reef Safe Sunscreen Cream</u> | <u>10. SurfDurt Original Reef Safe Sunscreen</u>        |
| <u>4. Raw Elements Non-Nano Zinc Oxide Reef-Safe</u>        | <u>11. Amavara Mineral Reef Safe Sunscreen</u>          |
| <u>5. All Good Non Nano Reef Safe Sunscreen</u>             | <u>12. MANDA Organic Reef Safe Sun Crème</u>            |
| <u>6. Babo Botanicals Clear Zinc Reef Safe Sunscreen</u>    | <u>13. KLAR SPF 30 Biodegradable Reef Safe</u>          |
| <u>7. Sun Bum Reef Friendly Ingredients Sunscreen</u>       | <u>14. TruKid Sunny Days Mineral Sunscreen For Kids</u> |

**(4) FINANCIAL REPORT**

The Treasurer reviewed the Financial Statement for the month of July 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.

There is a GIC maturing on August 27, 2019. The current interest rates on investing in a GIC are lower than the interest for leaving the money in the CRF. It was **MOVED** and **SECONDED** to allow the GIC to lapse and have the funds return to the CRF. **CARRIED**

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

- a. **MUA** – The makeup air units for the apartments are on order. Trotter and Morton expect the units to be delivered by the end of September or early October.
- b. **Window Washing** – Scheduled to take place in the fall and notices will be posted.
- c. **Accessibility Grant** – We are still waiting for the Rick Hansen Foundation to approve our grant.
- d. **Parking line Painting** – Line painting in the underground parkade was recently completed, although there are deficiencies that will be addressed by the company. The logistics for moving and parking vehicles could have been handled better and, in the future, communications and notices will be improved along with better markings of where to park.
- e. **Chelsea Gardens Golf Tournament** – The golf tournament was held on August 18, 2019 and it was a great success. The participants enjoyed great weather, a good dinner and prizes for everyone. The funds raised by the generous donations from our vendors and sponsors produced a profit of over \$1800.00. Those funds will be used for a clubhouse project that is yet to be determined and we do invite suggestions to be sent to ross@crpm.ca. Sponsor donating to the tournament were: CrossRoads Management, Kymar Gutters, Incredible Restorations, National Air Technologies, Ric Fountain, Alloyd Mechanical, Telus, Remdal Painting, Capri/CMW Insurance, McConkey Arborists, City Fire Protection, Nova Painting, Jeff Morin, Trotter Morton, Atlas Pest Control and Wiley Roofing. We would also like to thank the Chelsea owners who made donations including Clair McFayden and other anonymous donors.
- f. **Dryer vent Screening** – National Air is scheduled to install the screening on the dryer vents on August 23, 2019.
- g. **Crack Injections** – The Strata Manager will obtain a condition report of any remaining water issues in the Mayfair parkade.
- h. **Router Passwords** – Council volunteers did recently change passwords for the FOB system routers and the Strata Manager is to arrange for Blue Mountain to return to do some additional items.
- i. **Hot Tub Room Gate** – See John's report above. Not yet completed.

j. **CRT** – Council continues to receive complaints about the behavior of a visitor to a townhouse. Although the Council approved the commencement of a Civil Resolution Tribunal action at the last meeting, the Strata Manager wanted one more letter sent to the owner. That letter indicated that the visitor was no longer permitted to access Chelsea Gardens property. That demand was not followed and more incidents took place. Accordingly it was **MOVED** and **SECONDED** to commence an action with the CRT seeking an order to bar this individual from the property. The Strata Corporation would also be seeking an order that all fines that have been imposed be awarded but the Council would be prepared to reverse those fines at a later date should there be compliance. **CARRIED**

k. **Xeriscaping** – A quorum of Council met on the previous Friday (informal) meeting to hear from two owners regarding a Xeriscaping request that had been approved but not completed to the specifications in the original request. After the hearing, it was decided to table further discussion until this regular Council meeting so that more Council members would be present. After discussion it was **MOVED** and **SECONDED** to take the following actions:

1. To not reverse the original approval that had been given to townhouses 274 and 275 to do the Xeriscaping that they had requested.
2. To require townhouses 274 and 275 to follow the exact specifications that had been approved and thus require removal of the potted plants and to plant grasses.
3. To note, to these owners, that the Council and CrossRoads regrets that their previous request to identify their units in the last set of minutes had not been followed.
4. To grandfather this alteration, once revised to the Council's satisfaction, so that they will not be asked to change it in the future.
5. To apologize to these owners for any embarrassment they may have suffered.

**CARRIED**

Going forward, Council does anticipate the need for Xeriscaping provided it is done to a consistent standard. As our climate gets hotter and water more expensive, Xeriscaping is becoming an option for our complex. Xeriscaping involves using moisture retentive growing mediums in concert with a host of drought-tolerant plants that will work well in our climate zone. We are adopting the set guidelines put forth by the GVRD, Corporations of Delta & Surrey, UBC and several Nurseries and wholly endorsed by Shawn, our gardener. Short version: 4-5 inches of soil topped with **composted** bark mulch and planting of drought tolerant plants appropriate for that particular location (Sunny, partial shade, shade, drainage, etc.). Xeriscaping links will be available on the Chelsea website, or you can contact Ashley (604)503-3703 for more information.

## **(7) CORRESPONDENCE**

- A blocked driveway drain was reported to Council. Murray will have a look and inform Council of his findings.
- An owner reported a vehicle that has been parked in a handicapped stall outside of the Windsor for several days. This stall is intended for short term parking only and a letter will be sent to the Owner of the unit.
- A request was sent to the Strata Manager to change the date that the Strata Fees are withdrawn from their bank account. This would contrary to the bylaws of the Strata Corporation and therefore is not allowed.

- An owner disputed a chargeback to their ledger. This was for carpet cleaning required because of greasy footprints that led from the elevator to the unit. After discussion, it was determined to leave the chargeback on the ledger as Council determined that the footprints could only have come from an occupant of that unit.
- An owner provided feedback as to the inadequacy of the notice for line painting in the parkades. When we undertake a similar project in the future, these comments will be considered useful.
- Several complaints from owners regarding a disturbance from a visitor to a unit. It was noted that the RCMP were called.
- An owner noted that another vehicle is parking in their parking stall. John has posted a notice on the vehicle.
- An owner sent correspondence regarding the line painting and conversations that they had with the caretaker. This has been resolved. Another owner had complained that, as a result of the re-painting, their stall size was slightly decreased. This was done so that most stalls would have a uniform width and it will remain as completed.
- A complaint was received regarding a nuisance. A neighboring unit's washing machine was in use at 7:00 AM on the weekend. Owners are asked to be considerate of other owners and try to refrain from making too much noise until after 8:00 AM.
- An owner had previously submitted a request to change their front door and it was declined due to fire code concerns. The owner provided Council with evidence that it would comply and this request is now approved.
- An owner complimented Council for permitting Xeriscaping to be done at Chelsea Gardens.
- A request to change a sliding glass door to a French door was approved.
- A Complaint regarding the landscaping services was received. Council has requested that the Strata Manager provide landscaping cost comparison between other properties. The specific concerns outlined in the letter will be addressed with the landscapers but the consensus was that the majority of the owners and all of Council were satisfied with the performance of a very dedicated contractor.
- A Complaint was received against the residents of one unit speeding in the complex. The owner was sent a letter.
- An owner suggested to Council to install a handicap button to open the door to and from the parkade for easier access while holding grocery bags or other items. This will be added to the bring forward list to be considered for the next fiscal year.
- A complaint about smoking was received from an owner but Council noted that the distance between the units exceeded the 7.5 meter minimum. Complaints should come from an adjacent unit.
- Several requests for clubhouse use were received and will be discussed at the September Council meeting after all requests are received. One request, for the Bible study group, was approved as it starts in September. There is one conflicting booking that will need to be accommodated.
- A complaint, signed by 10 owners, objecting to the presence of children at the Canada Day event, will be forwarded to the Social Committee for their consideration. It was determined this is not a Council issue.

## **(8) COMMITTEE REPORTS**

- **TOWNHOUSES** – The garage doors are on order. MorinVentive is continuing with the spindle repairs.

- **APARTMENTS** – Deficiencies from the line painting project in the three apartment parking stalls were noted and will be sent to Image Line Painting and Restoration for correcting.
- **CLUBHOUSE** – The gate for the hot tub has been installed, although there are deficiencies with the installation that will be addressed.
- **SAFETY AND SECURITY** – Ashley is working on some computer issues involving Linux.
- **LANDSCAPING** – No report.
- **BY-LAWS/RULES** – No report.
- **RV-LOT** – The Council approved some revised RV Lot booking procedures as recommended by CrossRoads Management:
  1. Owner requests a stall either by contacting staff or CrossRoads and provides detailed information about the size/type of rig.
  2. CrossRoads contacts the RV Committee for stall availability.
  3. Owner comes to CrossRoads with the RV registration and insurance papers.
  4. Owner makes payment arrangements giving PAP authorization. Owner is advised that, should they no longer require the stall, it is up to them to inform CrossRoads to cancel the payments and to return the key.
  5. Once all the paperwork is in place, CrossRoads will collect for the key and provide it to the owner.
- **ADMINISTRATION** – No report.
- **EMERGENCY PREPAREDNESS COMMITTEE** – The latest report from the Committee is attached. Owners should read this report so that they are not surprised when the live exercise is taking place on October 1<sup>st</sup>. There is also an update form attached for owners who may need to advise us of changes.
- **SOCIAL COMMITTEE** – The September events calendar is attached to these minutes. There is no report as the Social Committee will not meet again until September.
- **CLUBHOUSE BOOKINGS REQUESTS** – All user groups and clubs need to submit their 2020 requests no later than September 12<sup>th</sup> so that Council can do the day and time allocations at the September Council Meeting. If you do not submit a request you may find your previous allocation given to another group. The request form is available in the Chelsea Gardens office or on the Chelsea Today website. Please submit the completed forms to any of the Strata Manager's mailboxes in the apartments or the clubhouse mailroom.

**(9) NEW BUSINESS**

- a. **Windsor Blinds** – The Windsor blinds have been delivered and Accent blinds will schedule with Anita for the installation.
- b. **Kensington Stairs** – Due to complaints from an owner about emergency services not being able to handle the patient, CrossRoads Management contacted the Emergency Health Services dispatch. EHS reviewed their files and reported back to CrossRoads that they experienced no difficulties with the single team of paramedics that were sent.
- c. **Large Item Pick Up** – The Management Firm received a letter from the City of Surrey informing them that the apartments at Chelsea Gardens are now part of the large item pick up program with the City of Surrey. This applies to the apartments only as the townhouses receive all their waste services from our private contractor while the green waste in the apartments in the City of Surrey. This service will allow apartment owners an opportunity to dispose of large items up to four time per year at no charge. There is a maximum of 40 large items per week but that should not be an issue. Examples of permitted items (but not limited to) include: mattresses, furniture, appliances, tires, electronics and other household goods.
- d. **TELUS Technicians** – It has been brought to the attention of the Strata Council that TELUS technicians have been leaving the doors to the electrical rooms unlocked as well as leaving trash in them. The Strata Manager has contacted the TELUS representative to voice our concerns. The representative left a note on our file and will insure it won't happen again.
- e. **Rental** – A unit was noted to be renting their unit. The Strata Manager confirmed that this is permitted after consulting with our legal counsel due to original owner grandfathering.
- f. **Age Restriction** – The Strata Manager confirmed the ages and family relationship of two residents.
- g. **Petty Cash** – New procedures regarding the use and handling of petty cash were discussed and approved by Council. The new procedure is printed and in the office for Chelsea Gardens volunteers who occasionally make purchases on behalf of the Strata Corporation.
- h. **Guest Suite Rental** – Anita is working on an update to the rental agreement for the guest suites.
- i. **Townhouse irrigation changes** – An owner requested concrete addition required work on the irrigation system. The owner is responsible for the costs of labour and parts for this work and the individuals involved will be sending in an invoice.
- j. **Key Allocation and Storage** – Many owners provide our caretakers with keys to their units for quick emergency response while they may be away. We will be purchasing a new and larger safe for strata related items (the current one is too small) and then use the old, smaller safe, for owner keys.
- k. **Mexican Fiesta Pool Activities** – There were reports of inappropriate behaviors conducted by several owners at the recent Mexican Fiesta Pool Event held in the Clubhouse. These Owners will be sent letters.

**(10) ADJOURNMENT**

- The meeting was adjourned at 3:40 PM.
- The next council meeting is Tuesday, September 17, 2019 – 1:00 PM - Clubhouse library

Ross Ruddick, Senior 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)**  
**July 2019**  
**AS OF THE 5TH MONTH ENDING JULY 31, 2019**

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08/14/2019  
10:51 AM

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	956,768.35
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	161,700.60

**TOTAL ASSETS** 2,468,468.95

**LIABILITIES**

2012-2500 Accrued Expenses	5,595.40
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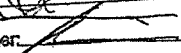
**TOTAL LIABILITIES** 5,595.40

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,276,165.64
3510-0000 Net Income - Current Year	186,707.91

**TOTAL OWNERS' EQUITY** 2,462,873.55

**TOTAL LIABILITIES AND EQUITY** 2,468,468.95

Date: AUG. 14/19  
Accountant:   
Property Manager: 

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**July 2019**  
**AS OF THE 5TH MONTH ENDING JULY 31, 2019**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-5000 Strata Fees - Apartment	12,027.83	12,027.83	0.00	0.00	60,139.15	60,139.15	0.00	0.00	144,334.00
4010-6000 Strata Fees - Townhome	26,168.00	26,168.00	0.00	0.00	130,840.00	130,840.00	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>190,979.15</b>	<b>190,979.15</b>	<b>0.00</b>	<b>0.00</b>	<b>458,350.00</b>
4031-0000 Interest Income	6,679.82	0.00	6,679.82	0	19,349.77	0.00	19,349.77	0	0.00
4031-6000 Interest Income- Insur. L	599.17	0.00	599.17	0	2,995.85	0.00	2,995.85	0	0.00
<b>TOTAL</b>	<b>7,278.99</b>	<b>0.00</b>	<b>7,278.99</b>	<b>0</b>	<b>22,345.62</b>	<b>0.00</b>	<b>22,345.62</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>45,474.82</b>	<b>38,195.83</b>	<b>7,278.99</b>	<b>19.06</b>	<b>213,324.77</b>	<b>190,979.15</b>	<b>22,345.62</b>	<b>11.70</b>	<b>458,350.00</b>
6276-2019 Windsor Lobby/Parkade	0.00	2,916.67	2,916.67	100.0	0.00	14,583.35	14,583.35	100.0	35,000.00
6278-2019 Apt MUA Replacement	401.63	15,000.00	14,598.37	97.32	401.63	75,000.00	74,598.37	99.46	180,000.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>401.63</b>	<b>17,916.67</b>	<b>17,515.04</b>	<b>97.76</b>	<b>401.63</b>	<b>89,583.35</b>	<b>89,181.72</b>	<b>99.55</b>	<b>215,000.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2019 2019 Townhouse Envelo	9,424.19	7,500.00	-1,924.19	-25.66	22,309.23	37,500.00	15,190.77	40.51	90,000.00
6344-2019 Garage Doors	0.00	2,083.33	2,083.33	100.0	0.00	10,416.65	10,416.65	100.0	25,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>9,424.19</b>	<b>9,583.33</b>	<b>159.14</b>	<b>1.66</b>	<b>22,309.23</b>	<b>47,916.65</b>	<b>25,607.42</b>	<b>53.44</b>	<b>115,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6511-2019 Landscaping Remediatio	3,255.00	2,916.67	-338.33	-11.60	3,906.00	14,583.35	10,677.35	73.22	35,000.00
6512-2019 Accessibility Improve	0.00	1,666.67	1,666.67	100.0	0.00	8,333.35	8,333.35	100.0	20,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>3,255.00</b>	<b>4,583.34</b>	<b>1,328.34</b>	<b>28.98</b>	<b>3,906.00</b>	<b>22,916.70</b>	<b>19,010.70</b>	<b>82.96</b>	<b>55,000.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>3,255.00</b>	<b>4,583.34</b>	<b>1,328.34</b>	<b>28.98</b>	<b>3,906.00</b>	<b>22,916.70</b>	<b>19,010.70</b>	<b>82.96</b>	<b>55,000.00</b>
<b>TOTAL EXPENSES</b>	<b>13,080.82</b>	<b>32,083.34</b>	<b>19,002.52</b>	<b>59.23</b>	<b>26,616.86</b>	<b>160,416.70</b>	<b>133,799.84</b>	<b>83.41</b>	<b>385,000.00</b>
<b>NET INCOME (LOSS)</b>	<b>32,394.00</b>	<b>6,112.49</b>	<b>26,281.51</b>	<b>429.9</b>	<b>186,707.91</b>	<b>30,562.45</b>	<b>156,145.46</b>	<b>510.9</b>	<b>73,350.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**July 2019**  
**AS OF THE 5TH MONTH ENDING JULY 31, 2019**

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08/14/2019  
10:48 AM

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	48,761.45
1027-0000 Bank - Water Surcharge	90,352.71
1028-1300 Bank - Golf Tournament Funds	2,996.88
1029-0000 Bank - Apt Utilities	13,298.94
1030-0000 Bank - Exercise Room	1,179.59
1040-0000 Bank - Social Committee	5,437.94
1200-0000 Prepaid Insurance	165,894.74
1205-0000 Prepaid Expenses	842.20
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	<u>2,564.59</u>
<b>TOTAL ASSETS</b>	<u><u>406,139.60</u></u>

**LIABILITIES**

2010-0000 Accounts Payable	58,003.58
2014-0000 Accrued Water & Sewer	14,819.67
2017-0000 Social Committee Fund	5,437.94
2018-0000 Exercise Room	1,179.59
2019-0000 Golf Tournament Fund	2,996.88
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	161,700.59
2040-0011 Due to CRF -Insurance interest	4,194.15
2170-0000 Vacation Payable	1,092.43
2250-0000 Pre-Paid Fees	<u>504.44</u>
<b>TOTAL LIABILITIES</b>	250,229.27

**OWNERS' EQUITY**

3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	48,940.72
3510-0000 Net Income - Current Year	-939.34
3510-2000 Net Income - Utilities	10,156.68
3510-3000 Net Income - Water & Sewer	<u>23,446.71</u>
<b>TOTAL OWNERS' EQUITY</b>	<u>155,910.33</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>406,139.60</u></u>

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

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**July 2019**  
**AS OF THE 5TH MONTH ENDING JULY 31, 2019**

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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	44,943.96	44,943.83	0.13	0.00	224,719.80	224,719.15	0.65	0.00	539,326.00
4012-0000 CRF Strata Fees - Apart	-12,027.83	-12,027.83	0.00	0.00	-60,139.15	-60,139.15	0.00	0.00	-144,334.00
4015-0000 Parking & Scooter Parki	1,161.00	208.33	952.67	457.2	2,300.00	1,041.65	1,258.35	120.8	2,500.00
4022-0000 Move in/out	100.00	66.67	33.33	49.99	600.00	333.35	266.65	79.99	800.00
4025-0000 Prior Year Surplus (Defic	2,534.92	2,534.92	0.00	0.00	12,674.60	12,674.60	0.00	0.00	30,419.00
<b>TOTAL</b>	<b>36,712.05</b>	<b>35,725.92</b>	<b>986.13</b>	<b>2.76</b>	<b>180,155.25</b>	<b>178,629.60</b>	<b>1,525.65</b>	<b>0.85</b>	<b>428,711.00</b>
4030-0000 Strata Fees	80,877.17	80,877.17	0.00	0.00	404,385.85	404,385.85	0.00	0.00	970,526.00
4032-0000 CRF Strata Fees - Town	-26,168.00	-26,168.00	0.00	0.00	-130,840.00	-130,840.00	0.00	0.00	-314,016.00
4037-0000 Prior Year Surplus	2,974.42	2,974.42	0.00	0.00	14,872.10	14,872.10	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>288,417.95</b>	<b>288,417.95</b>	<b>0.00</b>	<b>0.00</b>	<b>692,203.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	100.00	83.33	16.67	20.00	400.00	416.65	-16.65	-4.00	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	2,475.00	733.33	1,741.67	237.5	4,180.00	3,666.65	513.35	14.00	8,800.00
4055-0000 R.V. Parking	740.00	650.00	90.00	13.85	3,720.00	3,250.00	470.00	14.46	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	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
4065-0000 Interest Income	186.99	100.00	86.99	86.99	1,032.33	500.00	532.33	106.4	1,200.00
4066-0000 Remote Control Sale	440.00	125.00	315.00	252.0	930.00	625.00	305.00	48.80	1,500.00
4084-0000 Keys	20.00	0.00	20.00	0	20.00	0.00	20.00	0	0.00
<b>TOTAL OTHER</b>	<b>4,561.99</b>	<b>2,291.66</b>	<b>2,270.33</b>	<b>99.07</b>	<b>13,507.33</b>	<b>11,458.30</b>	<b>2,049.03</b>	<b>17.88</b>	<b>27,500.00</b>
<b>TOTAL INCOME</b>	<b>98,957.63</b>	<b>95,701.17</b>	<b>3,256.46</b>	<b>3.40</b>	<b>482,080.53</b>	<b>478,505.85</b>	<b>3,574.68</b>	<b>0.75</b>	<b>1,148,414.00</b>
6030-0000 Apt Janitor/Contract Ser	2,102.50	1,500.00	-602.50	-40.17	6,777.50	7,500.00	722.50	9.63	18,000.00
6208-0000 Building Maint. - Apartm	9,218.13	4,102.00	-5,116.13	-124.7	17,395.25	20,510.00	3,114.75	15.19	49,224.00
6215-0000 Equipment Maint.-Apart	13,689.90	4,080.17	-9,609.73	-235.5	28,695.44	20,400.85	-8,294.59	-40.66	48,962.00
6268-0050 Elevator Maint. - Apartm	1,307.67	1,291.67	-16.00	-1.24	7,598.30	6,458.35	-1,139.95	-17.65	15,500.00
6275-0000 Gate & Door Maint. - Ap	656.25	583.33	-72.92	-12.50	2,176.37	2,916.65	740.28	25.38	7,000.00
6279-0000 Garbage Pick-up - Apts.	1,897.29	1,878.58	-18.71	-1.00	8,778.38	9,392.90	614.52	6.54	22,543.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>28,871.74</b>	<b>13,435.75</b>	<b>-15,435.99</b>	<b>-114.8</b>	<b>71,421.24</b>	<b>67,178.75</b>	<b>-4,242.49</b>	<b>-6.32</b>	<b>161,229.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	1,492.37	4,605.42	3,113.05	67.60	20,822.75	23,027.10	2,204.35	9.57	55,265.00
6320-0000 Garbage Pick-up - Town	4,525.12	4,583.33	58.21	1.27	23,888.08	22,916.65	-971.43	-4.24	55,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>6,017.49</b>	<b>9,188.75</b>	<b>3,171.26</b>	<b>34.51</b>	<b>44,710.83</b>	<b>45,943.75</b>	<b>1,232.92</b>	<b>2.68</b>	<b>110,265.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,550.00	11,550.00	0.00	0.00	58,096.50	57,750.00	-346.50	-0.60	138,600.00
6425-0000 Drainage Repair & Maint	0.00	416.67	416.67	100.0	0.00	2,083.35	2,083.35	100.0	5,000.00
6435-0000 Plant Replacement & Im	-945.00	1,416.67	2,361.67	166.7	16,725.47	7,083.35	-9,642.12	-136.1	17,000.00
6440-0000 Irrigation System	419.67	333.33	-86.34	-25.90	1,303.87	1,666.65	362.78	21.77	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.0	297.50	4,166.65	3,869.15	92.86	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>11,024.67</b>	<b>14,550.00</b>	<b>3,525.33</b>	<b>24.23</b>	<b>76,423.34</b>	<b>72,750.00</b>	<b>-3,673.34</b>	<b>-5.05</b>	<b>174,600.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	412.50	2,000.00	1,587.50	79.38	6,020.97	10,000.00	3,979.03	39.79	24,000.00
6515-0000 Equipment Rep. & Maint	99.09	1,583.33	1,484.24	93.74	3,473.70	7,916.65	4,442.95	56.12	19,000.00
6520-0000 Supplies Equipment - Co	2,904.30	666.67	-2,237.63	-335.6	3,722.73	3,333.35	-389.38	-11.68	8,000.00
6525-0000 Supplies Maintenance-C	688.05	166.67	-521.38	-312.8	1,754.79	833.35	-921.44	-110.5	2,000.00
6530-0000 Supplies Cleaning - Com	60.00	41.67	-18.33	-43.99	80.02	208.35	128.33	61.59	500.00
6535-0000 Enterphone and Security	330.98	291.67	-39.31	-13.48	1,400.60	1,458.35	57.75	3.96	3,500.00
6560-0000 Gate Repair & Maint. - C	0.00	333.33	333.33	100.0	177.19	1,666.65	1,489.46	89.37	4,000.00
6565-0000 Pest Control - Common	390.10	583.33	193.23	33.13	1,704.25	2,916.65	1,212.40	41.57	7,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>4,885.02</b>	<b>5,666.67</b>	<b>781.65</b>	<b>13.79</b>	<b>18,334.25</b>	<b>28,333.35</b>	<b>9,999.10</b>	<b>35.29</b>	<b>68,000.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**July 2019**  
**AS OF THE 5TH MONTH ENDING JULY 31, 2019**

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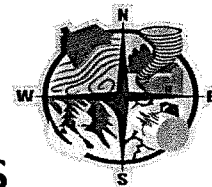
	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity - Common	229.00	250.00	21.00	8.40	1,145.00	1,250.00	105.00	8.40	3,000.00
6577-0000 Electricity Ponds - Com	350.00	416.67	66.67	16.00	1,750.00	2,083.35	333.35	16.00	5,000.00
6580-0000 Electricity Stream - Com	638.00	708.33	70.33	9.93	3,190.00	3,541.65	351.65	9.93	8,500.00
6595-0000 Telephone Caretaker	67.20	75.00	7.80	10.40	336.00	375.00	39.00	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>6,421.00</b>	<b>7,250.00</b>	<b>829.00</b>	<b>11.43</b>	<b>17,400.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	25.00	125.00	100.00	80.00	675.00	625.00	-50.00	-8.00	1,500.00
6690-0000 Electricity - RV Lot	65.00	75.00	10.00	13.33	325.00	375.00	50.00	13.33	900.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>90.00</b>	<b>200.00</b>	<b>110.00</b>	<b>55.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	115.50	833.33	717.83	86.14	3,165.32	4,166.65	1,001.33	24.03	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	8,987.35	1,250.00	-7,737.35	-618.9	18,241.62	6,250.00	-11,991.62	-191.8	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	120.00	175.00	55.00	31.43	667.38	875.00	207.62	23.73	2,100.00
6720-0000 Guest Suites Telephone-	50.70	100.00	49.30	49.30	263.40	500.00	236.60	47.32	1,200.00
6725-0000 Exercise Equip R & M-R	0.00	250.00	250.00	100.0	381.89	1,250.00	868.11	69.45	3,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	39.83	625.00	585.17	93.63	1,500.00
6735-0000 Pool Repair & Maint.-Re	3,864.41	708.33	-3,156.08	-445.5	5,912.57	3,541.65	-2,370.92	-66.94	8,500.00
6740-0000 Pool Supplies & Chemic	0.00	291.67	291.67	100.0	1,043.59	1,458.35	414.76	28.44	3,500.00
6750-0000 Cleaning Supplies-Rec.	0.00	200.00	200.00	100.0	773.38	1,000.00	226.62	22.66	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,804.00	1,933.33	129.33	6.69	9,020.00	9,666.65	646.65	6.69	23,200.00
6765-0000 Gas - Rec. Centre	880.29	1,108.33	228.04	20.58	5,500.34	5,541.65	41.31	0.75	13,300.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>15,822.25</b>	<b>7,058.32</b>	<b>-8,763.93</b>	<b>-124.1</b>	<b>45,009.32</b>	<b>35,291.60</b>	<b>-9,717.72</b>	<b>-27.54</b>	<b>84,700.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	5,427.63	5,250.00	-177.63	-3.38	24,038.30	26,250.00	2,211.70	8.43	63,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,625.00	166.66	10.26	7,291.70	8,125.00	833.30	10.26	19,500.00
6865-0000 R. C. Janitor Wages and	1,821.75	1,875.00	53.25	2.84	9,024.67	9,375.00	350.33	3.74	22,500.00
6875-0000 Payroll Costs	888.14	750.00	-138.14	-18.42	4,432.46	3,750.00	-682.46	-18.20	9,000.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	1,257.85	625.00	-632.85	-101.2	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>9,595.86</b>	<b>9,625.00</b>	<b>29.14</b>	<b>0.30</b>	<b>46,044.98</b>	<b>48,125.00</b>	<b>2,080.02</b>	<b>4.32</b>	<b>115,500.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	73.29	166.65	93.36	56.02	400.00
6915-0000 Supplies	0.00	83.33	83.33	100.0	286.66	416.65	129.99	31.20	1,000.00
6920-0000 Telephone & Cable - Offi	423.15	425.00	1.85	0.44	2,136.19	2,125.00	-11.19	-0.53	5,100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>423.15</b>	<b>541.66</b>	<b>118.51</b>	<b>21.88</b>	<b>2,496.14</b>	<b>2,708.30</b>	<b>212.16</b>	<b>7.83</b>	<b>6,500.00</b>
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	375.00	375.00	100.0	4,063.02	1,875.00	-2,188.02	-116.6	4,500.00
6975-0000 Council Expenses - Adm	0.00	241.67	241.67	100.0	800.00	1,208.35	408.35	33.79	2,900.00
6980-0000 Legal Expenses	0.00	83.33	83.33	100.0	115.39	416.65	301.26	72.31	1,000.00
6984-0000 Postage and Printing	2,229.90	1,416.67	-813.23	-57.40	8,228.12	7,083.35	-1,144.77	-16.16	17,000.00
6990-0000 Insurance Premiums	23,100.08	23,045.92	-54.16	-0.24	115,500.40	115,229.60	-270.80	-0.24	276,551.00
6992-0000 Insurance Carrying Char	599.17	599.17	0.00	0.00	2,995.85	2,995.85	0.00	0.00	7,190.00
7000-0000 Management Fees	5,785.74	5,785.75	0.01	0.00	28,928.70	28,928.75	0.05	0.00	69,429.00
7010-0000 Property Taxes - Admin.	0.00	37.50	37.50	100.0	325.00	187.50	-137.50	-73.33	450.00
7020-0000 Security - Admin.	2,055.05	2,333.33	278.28	11.93	9,895.90	11,666.65	1,770.75	15.18	28,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	50.00	62.50	12.50	20.00	150.00
7030-0000 Strata Web Site	0.00	37.50	37.50	100.0	64.99	187.50	122.51	65.34	450.00
7050-0000 Miscellaneous	15.00	0.00	-15.00	0	15.00	0.00	-15.00	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	83.35	-93.05	-111.6	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>33,794.94</b>	<b>33,985.01</b>	<b>190.07</b>	<b>0.56</b>	<b>171,158.77</b>	<b>169,925.05</b>	<b>-1,233.72</b>	<b>-0.73</b>	<b>407,820.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>76,920.09</b>	<b>73,076.66</b>	<b>-3,843.43</b>	<b>-5.26</b>	<b>366,887.80</b>	<b>365,383.30</b>	<b>-1,504.50</b>	<b>-0.41</b>	<b>876,920.00</b>
<b>TOTAL EXPENSES</b>	<b>111,809.32</b>	<b>95,701.16</b>	<b>-16,108.16</b>	<b>-16.83</b>	<b>483,019.87</b>	<b>478,505.80</b>	<b>-4,514.07</b>	<b>-0.94</b>	<b>1,148,414.00</b>
<b>NET INCOME (LOSS)</b>	<b>-12,851.69</b>	<b>0.01</b>	<b>-12,851.70</b>	<b>-128.5</b>	<b>-939.34</b>	<b>0.05</b>	<b>-939.39</b>	<b>-1,878</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	49,295.00	49,295.00	0.00	0.00	118,308.00
9262-0000 Utilities Interest Income	35.68	0.00	35.68	0	177.34	0.00	177.34	0	0.00

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (Ims1416)**  
**July 2019**

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**AS OF THE 5TH MONTH ENDING JULY 31, 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>
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	13,873.74	13,874.00	-0.26	0.00	13,874.00
Total Apartment Utilities	9,894.68	9,859.00	35.68	0.36	63,346.08	63,169.00	177.08	0.28	132,182.00
<b>UTILITY EXPENSES</b>									
<b>Gas</b>									
9360-0000 Electricity Kens & Mayfai	2,282.00	2,416.67	134.67	5.57	11,410.00	12,083.35	673.35	5.57	29,000.00
9365-0000 Electricity Windsor	1,448.00	1,583.33	135.33	8.55	7,240.00	7,916.65	676.65	8.55	19,000.00
Total Electricity - Apart.	3,730.00	4,000.00	270.00	6.75	18,650.00	20,000.00	1,350.00	6.75	48,000.00
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	897.07	1,664.75	767.68	46.11	8,359.99	8,323.75	-36.24	-0.44	19,977.00
9420-0000 Gas - Kensington	1,062.05	2,587.75	1,525.70	58.96	12,611.75	12,938.75	327.00	2.53	31,053.00
9430-0000 Gas - Windsor	1,183.14	2,762.67	1,579.53	57.17	13,567.66	13,813.35	245.69	1.78	33,152.00
Total Gas - Apartment	3,142.26	7,015.17	3,872.91	55.21	34,539.40	35,075.85	536.45	1.53	84,182.00
TOTAL UTILITIES - APARTMENT	6,872.26	11,015.17	4,142.91	37.61	53,189.40	55,075.85	1,886.45	3.43	132,182.00
NET INCOME (LOSS) UTILITIES	3,022.42	-1,156.17	4,178.59	361.4	10,156.68	8,093.15	2,063.53	25.50	0.00
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,120.00	5,120.00	0.00	0.00	25,600.00	25,600.00	0.00	0.00	61,440.00
9700-0000 Water - Townhouses	7,488.00	7,488.00	0.00	0.00	37,440.00	37,440.00	0.00	0.00	89,856.00
9725-0000 Water - Interest Income	187.62	0.00	187.62	0	773.06	0.00	773.06	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	26,539.65	26,540.00	-0.35	0.00	26,540.00
TOTAL WATER INCOME	12,795.62	12,608.00	187.62	1.49	90,352.71	89,580.00	772.71	0.86	177,836.00
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	0.00	14,819.67	14,819.67	100.0	66,906.00	74,098.35	7,192.35	9.71	177,836.00
TOTAL WATER	0.00	14,819.67	14,819.67	100.0	66,906.00	74,098.35	7,192.35	9.71	177,836.00
NET INCOME (LOSS) WATER	12,795.62	-2,211.67	15,007.29	678.5	23,446.71	15,481.65	7,965.06	51.45	0.00



## CHELSEA GARDENS EMERGENCY PREPAREDNESS AUGUST 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.*

Activation lists now complete:

- All teams now have an activation checklist completed so any volunteer can easily see the format to follow for their team in case of an emergency.

Live Exercise Scheduled for October 1<sup>st</sup> from 1PM to 4PM

-In order to practice for a Chelsea Gardens emergency, all teams will be holding a live practice exercise October 1<sup>st</sup> to simulate an earthquake happening. This will allow all teams to understand their roles if a full emergency actually happened. Notices will be put up around Chelsea gardens to remind people it is only a practice exercise.

Personal Preparedness Overview

- On October 27<sup>th</sup> at 2:30PM, Doug McLeod will be delivering a Personal Preparedness Presentation in the Fireside room. If you have not sat through his presentation or would like to revisit it, mark on your calendar the date and time. It is a fantastic presentation that helps you understand how to prepare yourself for an emergency in Chelsea Gardens.

Update Your Personal Information

- Attached is an Emergency Preparedness information sheet that First Responders would need to know about your situation. If any of your information has changed please call the clubhouse or complete the form and drop it off at the clubhouse office to update your file.

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

# EMERGENCY PREPAREDNESS

HAS ANY OF THE INFORMATION YOU PROVIDED  
ON THE EMERGENCY FORMS CHANGED.....?  
NOT SURE.....?



FOR EXAMPLE:

UPDATES:

PHONE #'S

---

PETS

---

RESIDENT NAMES

---

ASSISTANCE NEEDED

---

SPECIAL EQUIPMENT

---

EMERGENCY CONTACT NAMES & PHONE #'S

---

CHELSEA NEIGHBOUR(S) WITH YOUR SPARE KEY

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If so, please call the clubhouse office at:

1 604-834-4578



2 604-501-0479

or drop by the clubhouse office and the changes will be updated.

**IT IS SO IMPORTANT THAT THE INFORMATION  
FOR THE FIRST RESPONDERS IS CORRECT !!!**

# September 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	3 Bridge 6:30 pm Poker Pool 7 pm	4 Coffee 9:45 am Whist 7 pm Poker 7 pm	5 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm	6 Pub Night 5:00 - 7:00pm	7
8	9 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 7 pm	10 Bridge 6:30 pm Poker Pool 7 pm	11 Coffee 9:45 am Whist 7 pm Poker 7 pm	12 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm	13  Pub Night With Corn & Burgers 5:00 - 7:00pm	14
15 Movie Night 7:00 pm 	16 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 7 pm	17 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	18 Coffee 9:45 am Whist 7 pm Poker 7 pm	19 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm Ladies Lunch 11:45	20 Pub Night 5:00 - 7:00pm Sing-Along 5:30	21
22	23 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 7 pm	24 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	25 Coffee 9:45 am Whist 7 pm Poker 7 pm	26 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm	27 Pub Night 5:00 - 7:00pm	28
29	30 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 7 pm	<p>NOTES:</p> <ul style="list-style-type: none"> <li>-Chelsea Singers begins Monday, September 7th at 7:00pm in the Library</li> <li>-Bible Study resumes Tuesday, September 17th at 7:30pm in the Library</li> <li>-Sing-Along begins again on every third Friday of each month at 5:30pm</li> <li>-Ladies' Lunch resumes and will now be held every third Thursday each month at 11:45am</li> </ul>				

**SEPTEMBER SPECIAL EVENTS**  
at a glance

Sept 15 -  
Movie Night  
7:00pm

Sept 13 -  
Cash Bar Pub Night  
with Corn & Burgers  
5:00—7:00pm

**EXERCISES**  
Fireside Room

Monday through Friday  
9:00am  
Pool Exercises  
until pool closes

Monday & Thursday -  
after pool closes  
9:00am  
Weights and Bands  
9:30  
Walk Away the Pounds

Tuesday & Fridays  
9:00 am  
Osteo