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CHELSEA GARDENS – LMS 1416

ANNUAL GENERAL MEETING MINUTES

MONDAY, APRIL 23, 2018

LOCATION:

7:00 pm. – Eaglequest Golf Centre
7778 152nd Street
Surrey, B.C.

STRATA COUNCIL - 2017/2018

PRESIDENT

Zenon Jalbert – TH-202

VICE-PRESIDENT

Charlie Sweet – W227

SECRETARY

Bob Hurley – W122

TREASURER

Victor Monasch- T153

COUNCIL MEMBERS AT LARGE

Garry Kirkland - K-405
Gordon Yamashita - K202
Charlie Sweet – W227

LANDSCAPING/SECURITY

Charlie Sweet-W227

MAINTENANCE/LIAISONS

Garry Kirkland - Townhouses
Gordon Yamashita – Apartments
Murray Hill - Townhouses

SOCIAL LIAISON

Bob Hurley

RV COMMITTEE LIAISON

Gordon Yamashita

APARTMENT LIAISON

Gordon Yamashita

TOWNHOME LIAISON/MAINTENANCE

Garry Kirkland

Murray Hill

CLUBHOUSE EXERCISE

ROOM/WORKSHOP/BRING FORWARD

Zenon Jalbert

FOUNTAINS/PONDS

Bob Hurley

CLUBHOUSE OFFICE

Valerie Morris

M, TU, TH, and F - 11:00 AM to Noon
Guest suite booking and Keys

CARETAKERS

(7:00 AM-3:00 PM-Monday-Friday)

John Unger - (604) 834-4578

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

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

Nights/weekends – Valerie Morris

(604) 834-4578

STRATA MANAGERS

Ross Ruddick

Jesse Train

E-Mail: ross@crpm.ca

jesse@crpm.ca

CROSSROADS MANAGEMENT LTD.

149 Owners registered in person

99 Owners registered and represented by proxy

248 Owners present/represented in total

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Zenon Jalbert, Strata Council President. The Strata Manager, Ross Ruddick from CrossRoads Management, was asked to chair the meeting from that point on.

(2) CALLING THE ROLL/CERTIFY PROXIES

The roll was called and all proxies certified by Ross Ruddick with the assistance of Verna Sandison, T276, in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third of the Owners be present in order for the meeting to proceed. Mr. Ruddick reported that a quorum was present.

The council would like to thank the registration volunteers, Team Leader Verna Sandison, Yvonne Brennan, Lorraine Thompson, Gladys Bittner, Kay Oldman, Carol Bocchen, Maralyn Young, Lori Dyck, Patricia Sater, Lorraine Job, Elizabeth Bell, Diane Anderson, Sylvia Pennington, Lucie Walker and Joan Vaillant.

(3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Ruddick advised that, as per the Strata Property Act and Regulations, appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Annual General Meeting, the notices were distributed at the clubhouse followed by hand delivery by volunteer council members on March 30, 2018 and the balance of the packages were mailed on April 4, 2018.

It was **MOVED** – K202, that adequate notice was given for this meeting **SECONDED** – W122. **CARRIED**

(4) ADOPTION OF AGENDA

It was **MOVED** – K202 to adopt the AGM agenda as presented in the package distributed by mail/in person to the owners **SECONDED** – W122 **CARRIED**

(5) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** – K202 to adopt the minutes of the AGM of April 25, 2017 as circulated with a correction in the total attendance which should have read 213. **SECONDED** – W122. **CARRIED**

(6) PRESIDENT'S REPORT

On behalf of your strata council and Crossroad's management team I would like to welcome everyone and thank you in participating in this evenings meeting. Your Strata Members are Bob Hurley; Social Committee liaison, Garry Kirkland; townhouses, Gordon Yamashita; RV parking and apartments, Murray Hill who recently accepted a position on council - Murray brings with him an extensive maintenance background with a real volunteers spirit and a welcome addition to council in assisting Garry Kirkland in the demanding townhouse portfolio. Not present this evening is Victor Monasch, our Treasurer, and Charlie Sweet wearing the many hats of Vice President, security and landscaping. Lastly myself Zenon Jalbert: President.

I would like to honor three council members; Garry Kirkland, Charlie Sweet, and Bernice Hutton who are not forwarding their names for re-election. Charlie served six years maintaining and upgrading of the security systems in the complex as well as undertaking the gardening portfolio for at least two years. Garry Kirkland has served for sixteen years on council in his present role of townhouse portfolio including garage doors, windows, driveway cracks and overall maintenance. Gary was an original owner 1997 and prior to his time on council spent three years on the reconstruction project for the apartments. Bernice has served fourteen years on council as administration committee, gardening liaison, golf tournament committee and the past six years as President. Bernice also handled the demanding task of heading the recent renovations of the Mayfair lobby, bathrooms and office in the clubhouse. Bernice, Garry, and Charlie were vital council members who contributed in a far greater capacity than those positions mentioned.

This past year has seen numerous upgrades throughout the complex. We renovated the lobby in the Mayfair, installed waterline couplers in the Kensington, replaced hot water piping in the Windsor, upgraded the bathrooms and the office in the clubhouse, carpet replaced in the apartment stairwells, clean, repair and repaint exterior walls, extensive townhouse gable and drainage repairs, along with the purchase of additional equipment for the gymnasium.

We also experienced a number of maintenance challenges this past year with the replacement of the clubhouse boiler, four upgraded access control servers, and a number of drainage and water leak interventions. We also experienced greater than normal number of repairs to the townhouse envelopes in the past year.

Victor Monasch, our Treasurer, generated a budget which will allow us to continue to maintain, improve, and carry out various upgrades in the complex in light of the findings of the most recent depreciation report. Council would like to thank Victor for the many hours of hard work in keeping our budgets in good order. The contingency continues to grow and at present we are approaching the 2.1 million dollar mark.

At this time I would like to acknowledge our many volunteers, who in a large part, make Chelsea Gardens a wonderful place to live and definitely saves us all money, some examples; snow removal, irrigation, stream cleaning, drainage, power washing and watering plants, but to name a few. If the maintenance volunteers are considered the hand of Chelsea, then the heart of Chelsea is without a doubt, our Social committee volunteers who organize so many of our events we experience throughout the year, such as Canada Day, New Years Eve and our various functions along with the newsletters and Chelsea Today web sites, to keep everyone informed of the various activities.

As mentioned previously volunteering is a very important component of our complex so if you have an area of expertise that you would like to share or just help out, please let us know.

Last but not least applause should go to your strata council who work tirelessly, most times in the background, to keep our community running smoothly.

The council feels we are extremely lucky to have Ross Ruddick and Jesse Train to guide us through the many hurdles we encounter during the year with their expertise and willingness to tackle the numerous challenges that inevitably crop up.

As this is a lengthy agenda, we request that residents speak to the motion only once and in a timely fashion. We will try to go from one microphone to another in a fair and reasonable order so that everyone's concerns are addressed. Also, unless absolutely necessary, we request that voting be done with a show of voting cards rather than secret ballots as time will become an issue.

If the rule and by-law changes that are in your AGM package are approved tonight, you will receive updated pages to insert into your owner's manual. Just a friendly reminder, if you sell your property, the owner's manual is to remain in your unit.

Thank you for your participation this evening.

Zenon Jalbert, President

(7) COMMITTEE REPORTS

The Social committee year end financial report was included in the AGM package. The Social Committee also provides regular executive summaries of their meetings for inclusion in the monthly council minutes.

(8) REPORT ON INSURANCE

Ross Ruddick informed the Owners of details of the Strata Corporation's insurance policy. The policy was renewed effective March 1, 2017. Details of the policy are as follows:

- Property value - \$122,812,000
- Equipment/contents/leased security - \$343,000

Deductibles:

- Water - \$10,000
- Sewer Back-Up - \$10,000
- Liability coverage - \$10,000,000 Flood - \$10,000

- Directors and Officers - \$10,000,000
- Glass - \$100
- Earthquake - 10% minimum - \$100,000
- All Risks - \$ 5,000
- Master Key Coverage \$250.

Ross advised all owners to take a copy of the Summary of Coverage for The Strata to their insurance provider to ensure that owners have necessary coverage. Ross invited any owner that would like him to review their policy to leave it in his mailbox or review it with him or Jesse when they come to Chelsea Gardens most every Friday. He also wanted all owners to be aware that the strata corporation insurance policy does not cover improvements or betterments that the owner (or a previous owner) may have made to developer installed items. Ross also noted that the strata insurance policy does not cover "content manipulation" such the moving and storage of household items that may be in the way when restoration work (floor coverings for example) is underway.

It was **MOVED** by K202 and **SECONDED** by W122 to accept the report.

CARRIED

VOTE SCRUTINEERS

The Strata Manager explained the voting procedures to be followed at the AGM to the owner's assembled. There was request to minimize, as much as possible, the requests for secret ballots as there was a considerable amount of business on the agenda.

The council would like to thank the following volunteers who were present to count voting cards and election ballots: Leader Dave Pritchard, Simone Tait, Nancy Wright, Elaine Saunders, Gail Carter, Sandra Simpson, Lois Pritchard and Chester Hendrickson.

Staff from CrossRoads Management Ltd. attended to assist as necessary and this included Jesse Train, Bogdan Mitoi and Maureen Ruddick

(9) ELECTIONS OF COUNCIL AND COMMITTEE POSITIONS

ELECTION OF STRATA COUNCIL

Mr. Ruddick explained that Bob Hurley, Gordon Yamashita and Victor Monasch are entering the 2nd year of their two year terms and that they are not voted upon as per Chelsea Garden's bylaw #10. He called for a ratification vote on those Council members serving the second year of their term and, by a show of voting cards, they received the necessary support.

There are four council positions open for election at this AGM.

The Nominating Committee received the following names of Owners to be considered for the Strata Council:

Cindy Herbstreit – T237, Robert Greenwood – T280, Murray Hill – K406, Zenon Jalbert – T202, Ashley Orton – T243 and Anita Thompson – W325. Each of these candidates submitted a bio/resume that was included in the AGM package so that owners could have background information about all that were running.

Mr. Ruddick called three times for any additional nominations. As there were no further nominations Mr. Ruddick closed the nominations. Mr. Ruddick then provided each candidate an opportunity to speak to the assembled owners and this was done, very briefly, by the candidates.

After the owners indicated up to their four choices, the ballots were collected and then counted by the volunteer scrutinizers from Chelsea Gardens.

Ross Ruddick was provided the voting tally and announced the elected Strata Council members for the 2018 - 2019 term as:

Zenon Jalbert, Murray Hill, Ashley Orton and Anita Thompson.

Ross Ruddick thanked all the nominees for running and noted that it is healthy in a Strata Corporation to have active participation in the election of a Strata Council.

The Strata Manager will retain the ballots for two weeks prior to destroying them.

ELECTION OF THE INVESTMENT COMMITTEE

The Strata Manager called three times for candidates to serve on the investment committee but, hearing no nominations, he indicated that the investment committee will remain inactive for this upcoming year.

(10) RATIFICATION OF RULES - SIMPLE MAJORITY VOTE (MORE THAN 50%)

A Strata Council is permitted to pass rules during the course of their term of office and these rules are valid and effective immediately upon passage. In order to remain valid the rules passed by council must be brought forward to the next Annual General Meeting to be ratified by the owners and this requires a simple majority (more than 50%) vote. This year there were a few new rules passed by council and these are being brought forward for owner ratification.

As time is limited at this or any AGM, the meeting Chair has the discretion to limit debate and will permit three speakers in favour of the ratification vote and three speakers opposed to the ratification vote. Please limit the amount of time you take to speak to the matter with a maximum allotment of two minutes per speaker.

At the March 20, 2018 meeting a new rule was approved by Council to read:

On possession a new owner will have five calendar days to register all fobs with the office to prevent deactivation of the fobs. For security reasons, on a periodic basis, owners will be notified to reregister all fobs.

MOVED by K202 SECONDED by W122

CARRIED

At the March 20, 2018 Council meeting an existing rule was amended by Council to read:

F. RULES FOR RENTAL OF FIRESIDE LOUNGE

1. The Fireside Room and kitchen area are available to be rented on Saturdays or Sundays only, (and Christmas/Thanksgiving **and between December 24 through to December 31**) by an owner, for their own personal exclusive use. In the case of bereavement only, the Fireside Lounge may be rented at other times if it is not already booked. The areas must not be used for commercial purposes. A rental fee of \$50.00 will be required to be paid, by the resident, to the Strata Corporation at the time of booking. Bookings for the month of December, if not cancelled thirty days prior to the event, are non-refundable.

MOVED by K202 SECONDED by W122

CARRIED

At the February 2nd, 2018 Council meeting an existing rule was amended by Council to read:

1. Exercise Room Rule amendment- A caregiver, personal trainer, competent relative or friend of a disabled resident, who is designated to assist the resident with therapeutic exercises.

Exercise Room Rules

- (1) *The Exercise room and equipment are for the sole use of Chelsea Gardens' residents as per the bylaws.*
- (8) *Entrance into and use of the exercise room and equipment is limited to authorized persons only.*

An authorized person is:

- *A resident of Chelsea Gardens and is 19 years of age or older*
- *Has read the statement of liability posted in the exercise room.*
- **A caregiver, personal trainer, competent relative or friend of a disabled resident, who is designated to assist the resident with therapeutic exercises. It is required that the resident apply, in writing to Council to designate the assistant as an authorized person. Other than using the equipment to assist, setup, or demonstrate, they are not to use the equipment.**
- **Is aware that any program of exercise may require consultation with a doctor prior to commencement.**

MOVED by K202 SECONDED by W122

CARRIED

At the March 20, 2018 Council meeting an existing rule was amended by Council to read:

Rule 2-J

CHRISTMAS LIGHTS – May be put up after November 15 but not turned on until November 25 and they must be taken down by January 15. **Decorative lighting and accessories for all other significant cultural, religious or civic events may be installed no sooner than two weeks before the event and must be removed no later than one week after the event.**

MOVED by K202 SECONDED by W122

CARRIED

(11) (a) APPROVAL OF THE 2017/2018 OPERATING RESULTS

It was **MOVED** by K202 and **SECONDED** by W122 to approve the operating results from the 2017/2018 fiscal year just ended as distributed. **CARRIED**

(11) (b) APPROVAL OF THE 2018/2019 OPERATING BUDGET

It was **MOVED** by K202 and **SECONDED** by W122 to approve the operating budget as distributed at this Annual General Meeting. **CARRIED**

A copy of the approved strata fees for each of the apartments and townhomes is included in these minutes since there was an increase that was approved.

(12) PAYMENT OF STRATA FEES

The amount of your monthly Strata fees will change. A copy of the new amended Strata Fees for your particular type and unit number (Townhouse, Windsor, Kensington, and Mayfair) is attached. The fees for all units will be posted on the website and available from the strata manager upon request so as to save on printing costs. The Strata Fee payments can be made in the following ways:

1. Automatic withdrawal from an Owner's account by completing a Personally Approved Payment agreement and forwarding a "Void" cheque for that account.

PAYMENT OF INCREASED FEES

THE MAY 1, 2018 PRE AUTHORIZED DEBIT THROUGH YOUR BANK ACCOUNT WILL BE IN THE AMOUNT OF YOUR NEW STRATA FEE **PLUS THE SHORTFALL** FOR MARCH AND APRIL. THE JUNE 1, 2018 PRE-AUTHORIZED DEBIT WILL BE IN THE AMOUNT OF THE NEW STRATA FEE ONLY

If an Owner is already on this system, no further action is required.

2. Post-dated cheques, whereby an Owner submits to Crossroads Management twelve (12), post-dated cheques. These should be dated for the first of each month, commencing March 1, 2018, payable to **Strata Plan LMS 1416 – Unit #_____**. If you have paid March and April, 2018, please forward only 11 cheques as well as one cheque for the difference in fees for the months of March, April. Cheques may be left in the “Property Manager” mailbox in the clubhouse mailroom or the foyer of each apartment building for pick-up.

(13) CONSIDERATION OF 3 / 4 VOTE RESOLUTIONS

3 / 4 VOTE “A” – TOWNHOUSE CAPITAL PROJECTS REPAIRS - 2018

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$80,000.00 to inspect, and where necessary, repair and caulk those townhouse units and replace spindles and do envelope repairs as required on a priority basis.

MOVED by K202 SECONDED by W 122

After discussion the question was called and, by a ¾ vote (voting cards), it was:

CARRIED

3 / 4 VOTE “B” – MAYFAIR CARPET REPLACEMENT - 2018

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$40,000.00 to proceed with Mayfair carpet replacement in 2018.

MOVED by K202 SECONDED by W 122

After discussion the question was called and, by a ¾ vote (voting cards), it was:

CARRIED

3 / 4 VOTE “C” – MAYFAIR HALLWAY PAINTING - 2018

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$50,000.00 to proceed with painting the Mayfair hallways in 2018.

MOVED by K202 SECONDED by W122

After discussion the question was called and, by a ¾ vote (voting cards), it was:

CARRIED

3 / 4 VOTE "D" – GARAGE DOORS - 2018

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$25,000.00 to replace townhouse garage doors as required on a priority basis.

MOVED by K202 SECONDED by W122

After discussion the question was called and, by a ¾ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "E" – KENSINGTON LOBBY/PARCADE ENTRY IMPROVEMENTS – 2018

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$35,000.00 from the Contingency Reserve Fund to do significant updating to the lobby and garage entry of the Kensington.

MOVED by K202 SECONDED by W122

After discussion the question was called and, by a ¾ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "F" – SOUTHSIDE FENCE REPLACEMENT - 2018

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$50,000.00 from the Contingency Reserve Fund to replace the south side fence with a vinyl style fence.

MOVED by K202 SECONDED by W122

An amendment was proposed and **MOVED by K409 SECONDED by T306**

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$50,000.00 from the Contingency Reserve Fund to replace the south side fence with a vinyl style fence **or up to \$30,000 for a cedar style fence.**

After discussion the question was called on the amendment only and, by a ¾ vote (voting cards), it was: **CARRIED**

After discussion the question was called on the amended motion and, by a ¾ vote (voting cards), it was: **CARRIED**

(Note that the balance sheet for this resolution will reflect the higher amount of \$50,000.00. This is not a reflection of any Council decision but simply a function of accounting until Council does address the issue at a future meeting).

3 / 4 VOTE "G" –LANDSCAPING REMEDIATION (TREES) - 2018

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$34,000.00 to remove trees that have been tagged and to replace many of them with more suitable landscape trees and shrubs.

MOVED by K202 SECONDED by W 122

After discussion the question was called and, by a ¾ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "H" – BYLAW CHANGE – PERSONAL PLANTS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Bylaw 3 (8) that now reads:

- (18) Plants, bushes and other garden items shall not be placed in or removed from the common or limited common property without the written approval of the strata council. (Annuals may be planted in the common property adjacent to an owner's suite without Council's approval, provided they are installed and maintained at the owner's cost.)

Be amended to now read:

Bylaw 3-8

Plants, bushes, **trees and other live** garden items at **the back, front or sides of units** shall not be placed in or removed from any common or limited common property without the written approval of the strata council. (Annuals may be planted in the common property adjacent to an owner's suite without Council's approval, provided they are installed and maintained at the owner's cost.) **The care and maintenance of items planted by owners will be the responsibility of the current and any future owner.**

MOVED by K202 SECONDED by W 122

After discussion the question was called and, by a ¾ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "I" – BYLAW CHANGE – PREVENTING PROPERTY DAMAGE

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, numbered 3 (12) that now reads:

3 (12) No attachments are allowed on any of the exterior surfaces which will compromise the building envelope on any apartment building(s) or townhouses. Planters must be secured and have drip trays. No potted plants or planter boxes are permitted to be on top of balcony railings.

Be amended to now read:

3 (12) No attachments are allowed on any of the exterior surfaces which will compromise the building envelope on any apartment building(s) or townhouses. Planters must be secured and have drip trays. No potted plants, planter boxes or any other items are permitted to be on top of or outside of balcony railings.

MOVED by K202 SECONDED by W122

An Owner suggested and moved an amendment to read as follows:

MOVED by T109 SECONDED by T224

3 (12) No attachments are allowed on any of the exterior surfaces which will compromise the building envelope on any apartment building(s) or townhouses. Planters must be secured and have drip trays. No potted plants, planter boxes or any other items are permitted to be on top of or outside of balcony railings unless there is a flat roof directly under the railing.

After discussion the question was called on the amendment only and, by a ¾ vote (voting cards), it was: **DEFEATED**

After the amended amendment was defeated, the question was called for the original amendment.

After discussion the question was called and, by a ¾ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "J" – BYLAW AMENDMENT – CARETAKER WORDING GENDER SPECIFIC

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaws and rules be amended, where necessary and:

Any reference to Resident Caretaker or Resident Manager in the Bylaws or Rules is to be amended to read: "Caretaker". Any reference in the Bylaws or Rules that is gender specific (i.e. him, her, he, she, etc.) is to be amended to read: "him/her" or "he/she".

MOVED by K202 SECONDED by W 122

After discussion the question was called and, by a ¾ vote (voting cards), it was:

CARRIED

3 / 4 VOTE “K” –BYLAW AMENDMENTS – ALTERATION AGREEMENTS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw that now reads:

Repair and Maintenance of Property by Owner

2. (1) An Owner must repair and maintain the Owner’s strata lot, except for repair and maintenance that is the responsibility of the Strata Corporation under these Bylaws.
- (2) An Owner who has the use of limited common property must repair and maintain it; except for repair and maintenance that is the responsibility of the Strata Corporation under these Bylaws. An owner who has the use of limited common property shall be responsible for keeping it clear from ice, snow and slush.

NOTE: Limited Common Property is defined in the consolidated Disclosure Statement under the Real Estate Act of British Columbia as all balconies, patios, driveways and sidewalk entrances being a portion of the common property for the exclusive use of the Strata Lots immediately adjacent as shown on the Strata Plan for each Phase...

To now read:

Repair and Maintenance of Property by Owner

3. (1) An Owner must repair and maintain the Owner’s strata lot, except for repair and maintenance that is the responsibility of the Strata Corporation under these Bylaws.
- (2) *An Owner who has the use of limited common property must repair and maintain it; except for repair and maintenance that is the responsibility of the Strata Corporation under these Bylaws. An owner who has the use of limited common property shall be responsible for keeping it clear from ice, snow and slush.*

(3) Owners are responsible for all significant alterations or improvements to the strata lot or limited common property irrespective of whether or not a written alteration agreement was signed or approved by Council.

NOTE: Limited Common Property is defined in the consolidated Disclosure Statement under the Real Estate Act of British Columbia as all balconies, patios, driveways and sidewalk entrances being a portion of the common property for the exclusive use of the Strata Lots immediately adjacent as shown on the Strata Plan for each Phase.

MOVED by T K202 SECONDED by W 122

After discussion the question was called and, by a ¾ vote (voting cards), it was:

CARRIED

3 / 4 VOTE “L” –BYLAW AMENDMENTS – NOISE RESTRICTIONS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaws, numbered 6 and 7 have new subsections 6 (3) and 7 (3) added to read:

Owners and their contractors engaged in renovations, alterations or maintenance that involves the use of power tools, hammers, pressure washers or any other noise producing equipment are restricted to the hours of work between 8:00 AM and 6:00 PM, Monday through Saturday.

MOVED by K202 SECONDED by W 122

CARRIED

3 / 4 VOTE “M” –BYLAW AMENDMENTS – DONATIONS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, numbered 7 be amended to include a new subsection to read as follows:

Owners are not permitted to place or make donations of furniture, plants, décor, exercise equipment or any other items for the common property areas of the apartments or the clubhouse without permission of Council. Should the Council decide to accept the donation, it becomes the property of the Strata Corporation and may be sold or disposed of at any time without consultation of the individual making the donation.

Owners are not permitted to remove any furniture, plant, décor, exercise equipment or any other items without the written permission of the Strata Council.

MOVED by K202 SECONDED by W 122

CARRIED

3 / 4 VOTE “N” –BYLAW AMENDMENTS

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that the bylaws that have been approved at the Annual General Meeting of April 23, 2018 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at previous Annual General Meetings and that, following this consolidation into one complete set, that this set be filed with Land Titles and, in so doing, rescind and repeal all old sets of bylaws.

MOVED by K202 SECONDED by W 122

CARRIED

(14) NEW BUSINESS

- The Strata Council Reminded Owners of the Trash or Treasure day occurring on June 8th 2018.
- The Strata Manager noted that there is currently no Chelsea Golf Tournament scheduled. If owners are interested, they were asked to volunteer and send correspondence to the Strata Manager. Please call or email Ross Ruddick as soon as possible.
- An Owner asked for volunteers to assist in small projects including but not limited to: Irrigation, sidewalk pressure washing, perimeter fence repairs. It was noted that a list of the projects will be posted in the mail room.
- An Owner noted their concern with speeding on the Chelsea Gardens property. The Strata Manager recommended providing the Strata Corporation with details such as date and time of incident, vehicle make, colour of the vehicle and the license plate and the unit that is associated with the vehicle (owner or visitor) and then the Strata Manager will be able to send a letter to remind Owners to slow down or fines may be implemented.
- An Owner voiced their concern in regards to Council Meetings feeling unwelcomed. The Owner suggested leaving the doors open while non confidential information is being discussed. Another suggestion was to host the Council Meetings in the fireside room and to post the agenda for owners to view in advance of the meetings. The new Council will discuss this topic during their first meeting on April 24, 2018.
- An Owner reiterated the problems with the spindles and offered various solutions for the issue.
- It was noted by an owner that the townhouses have two kinds of roofing products. The shingled sloped roofs and a small membrane roof. Although the sloped roofs are in good shape and the depreciation report estimates many years of remaining life, the flat roofs have been problematic and have resulted in some leaks. The Strata Manager noted that this is to be discussed by the incoming Council at the meeting scheduled for the day after the AGM and the Council will be discussing a quotation to do a complete inspection of every flat roof and for the contractor to provide repair or maintenance recommendations.
- An Owner noted the fish pond lights were installed many years ago and are in need of replacement.
- An owner questioned whether or not they had missed discussion of the CRF balance sheet and operating results earlier in the meeting. The owner was advised that this was included in the approval of the 2017/2018 operating results that were in the AGM package and voted on by the owners.

(15) TERMINATION OF MEETING

It was MOVED - # T- 208 to terminate the meeting at 9:10 PM.

Council will meet on Tuesday, April 24, 2018 to elect council positions and hold the first Council Meeting.

Ross Ruddick, Strata Manager

Blue framed reading glasses were left behind after the meeting. If you believe they are yours, please contact the Strata Manager at either ross@crpm.ca or jesse@crpm.ca. These have been taken to the Chelsea Gardens office.

UPCOMING EVENTS AT CHELSEA GARDENS IN 2018

- Trash or Treasure Day – June 8th. Owners can dispose of any items by leaving them at curbside all day Friday (no paint cans until Saturday morning please). Other owners can see if they can put those discarded items to good use...otherwise all remaining items will be picked up by our garbage contractor on the Saturday.

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.

Please...Slow down!



The speed limit applies to owners, residents, visitors, contractors and all delivery/service people.