

CHELSEA GARDENS – LMS 1416

ANNUAL GENERAL MEETING MINUTES

TUESDAY, April 25, 2017

LOCATION:

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

STRATA COUNCIL - 2016/2017

PRESIDENT

Zenon Jalbert – TH-202

VICE-PRESIDENT

Bernice Hutton - TH-149

SECRETARY

Bob Hurley - W-122

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

SOCIAL LIAISON

Bob Hurley

RV COMMITTEE LIAISON

Gordon Yamashita

APARTMENT LIAISON

Gordon Yamashita

TOWNHOME LIAISON/MAINTENANCE

Garry Kirkland

CLUBHOUSE EXERCISE

ROOM/WORKSHOP/BRING FORWARD

Zenon Jalbert

FOUNTAINS/PONDS

Bob Hurley

CLUBHOUSE OFFICE

Valerie Morris

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

CARETAKERS

(7:00 ARE-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.

1011, 7445 132ND STREET,
SURREY, B.C. V3W 1J8
Phone: (778) 578-4445

120 Owners registered in person

93 Owners registered and represented by proxy

214 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. Ross Ruddick was asked to take the meeting from there.

(2) CALLING THE ROLL/CERTIFICATION OF 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, Terry Hyde, Marie McCallum, Gladys Bittner, Kay Oldman, Carol Bochen, Barbara Parker, Kathleen McLeod, Lori Dyck, Diane Berladyn, Lorraine Job, Diane Anderson, Saroj Manhas, Lucie Walker, and Joan Vaillant.

(3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Ruddick advised that 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 hand delivered by volunteer council members on April 3, 2017 and 40 mailed on April 4, 2017. It was **MOVED** – T153, that adequate notice was given for this evening's meeting **SECONDED** – W122. **CARRIED**

(4) ADOPTION OF AGENDA

It was **MOVED** – T153 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** – T153 to adopt the minutes of the AGM of April 19, 2016. **SECONDED** – W122.
CARRIED

(6) PRESIDENT'S REPORT

The Council President, Zenon Jalbert, noted that Bernice Hutton had provided a written report that was included in the AGM package and this report represented the actions of council over the past year. Zenon did want to reiterate the Council's appreciation of all of those who volunteer in our community. Zenon then turned the Chair back to Ross Ruddick who took a moment to introduce all of the Strata Council members to the assembled owners.

(7) COMMITTEE REPORTS

The Social committee year end financial report is included in these minutes. 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 - \$115,228,000
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. 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 T152 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, Lois Pritchard, Nancy Wright, Al Campbell, Elaine Saunders, Gail Carter, Diane Brugger, Murray Hill, and Chester Hendrickson.

Staff from CrossRoads Management Ltd attended to assist as necessary and this included Sue Jensen, Kim Raudales, and Maureen Ruddick

(9) ELECTIONS OF COUNCIL AND COMMITTEE POSITIONS

ELECTION OF STRATA COUNCIL

Mr. Ruddick explained that Bernice Hutton, Zenon Jalbet, Garry Kirkland and Charlie Sweet are entering the 2nd year of their two year terms and that they are not voted upon as per Chelsea Garden's bylaw #10.

There are three 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, Bob Hurley – W122, Victor Monasch T153, and Gordon Yamashita K202. 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.

Additional nominations were called for from the floor and an owner nominated Barry Jones T222. Barry did accept the nomination to run for office.

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 three 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 2017 - 2018 term as:

Bob Hurley, Victor Monasch and Gordon Yamashita.

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 21, 2017 meeting rule H 2. was amended and approved by Council to read:

2. An RV is defined as one of the following:

- (a) a motor home, Class A, B or C. Towing dollies must be parked in the same stall as the motor home.
- (b) a travel trailer (with a the designated vehicle to tow the trailer if space permits);
- (c) a boat and trailer that is designed for the transportation of the boat and that is not a utility trailer;
- (d) a fifth wheel trailer (with a the designated vehicle to tow the trailer if space permits);
- (e) a truck camper (and the pick-up truck if parked in the same spot or, if on blocks or supports, the pick-up truck must be underneath the camper);
- (f) a tent trailer.
- (g) Utility trailers will be accommodated if space permits and they must be removed should that space be required by any of the other listed RV categories. The Strata Corporation will provide 30 days notice to vacate.

All RV's and vehicles parked in the RV lot must be operational and roadworthy and no derelict RV's or vehicles may be stored there. The Strata Corporation will not accept any liability for theft or damage to any item stored in the RV lot.

MOVED by T152 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule H 4. was amended and approved by Council to read:

- 4. RV parking spots are to be allocated using the seniority RV waiting list maintained by Strata Corporation and the RV committee. The Strata Council, acting upon advise from the RV Committee, reserves the right to re-assign and re-allocate parking stalls to achieve more efficient

assignments, ease of access or other reasons without regard to seniority provided that existing users are still provided a space.

MOVED by T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule H 6. was amended and approved by Council to read:

6. Owners may trade parking spots with other RV owners providing that the Strata Council, acting upon advice from the RV committee, grants permission.

MOVED by T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule H 9. was amended and approved by Council to read:

9. No allocated parking spot may be left unoccupied for longer than six (6) consecutive months without prior written approval of the Strata Council, acting upon the advice of the RV Committee. Every RV must be in the RV lot for a cumulative six (6) months out of twelve (12) months without written permission from the Strata Council, acting upon advice from the RV Committee. Regardless of whether or not an RV is in the RV lot, the monthly charges still apply.

MOVED by T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule H 10. was amended and approved by Council to read:

10. The Strata Council, along with the RV committee will review the allocation of parking spots from time to time. The RV committee consists of a chairman, an appointed member of Strata council and up to six resident RV owners. The Strata Manager will be an ex-officio (non voting) member of the Committee. Should the RV Committee cease to function, the Strata Council will be the only authority administering the RV Lot until such time as a replacement committee is established.

MOVED by T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule H 11. was amended and approved by Council to read:

11. Notwithstanding the provisions of Bylaw 37 (3), recreational vehicles may be parked temporarily on common property or limited common property for the purposes of loading or unloading, for no more than four (4) hours in a 24 hour period but not overnight. If adjacent driveways are to be blocked the RV owner is to attempt to contact all affected residents in advance so as to give them an opportunity to move their vehicles. Regardless of this advance notice, should an affected resident require that the RV be moved to permit their vehicle to enter or leave the strata lot, the RV owner will promptly move the RV.

MOVED by T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting two paragraphs, previously un-numbered, were numbered rule H 15. and H 16. without any wording changes and this was approved by Council.

15. STRATA CORPORATION AFTER CONSULTATION WITH THE RV COMMITTEE MAY REFER THE RULES TO THE RV COMMITTEE FOR IMPLEMENTATION. THE RV COMMITTEE WILL REPORT ANY ACTION TO THE STRATA CORPORATION FOR RATIFICATION.

16. The Strata Corporation shall prepare and print a contract of use agreement for the use of the RV Lot which must be signed prior to the placement of any RV in the RV Lot.

MOVED by T 153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule 4 F 1. was amended and approved by Council to now read:

1. The Fireside Room and kitchen area are available to be rented on Saturdays or Sundays only, (and Christmas/Thanksgiving) 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 T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting rule 4 G 1. was amended and approved by Council to now read:

1. A rental fee of \$40.00 per night will be charged. Personal cheques are payable to **“STRATA PLAN LMS 1416”**, ONLY CHEQUES FROM Residents will be accepted. Bookings for the month of December, if not cancelled thirty days prior to the rental, are non-refundable.

MOVED T153 SECONDED by W122

CARRIED

At the March 21, 2017 meeting a new rule, to be numbered C. 3. (Recreational Facility other than Pool Area and Spa) was approved by the Council to read:

3. The Clubhouse and the various rooms within such as the library, the Fireside Lounge and the upper card room may be reserved for organized Chelsea Gardens clubs and user groups. All clubs and user groups are to submit, by the end of August each year, their requests for the following calendar year. The requests are to include their average number of participants, the preferred day and time and duration of the activity and their preferred room. They should also submit a second choice of day, time and room. The Strata Council will then allocate the spots for the next calendar year. If there are conflicting requests and should the clubs and user groups be unable to reach a mutual agreement to accommodate those conflicts, the Strata Council will be in a position to allocate spaces as they believe to be fair, including reducing the frequency of use to accommodate clubs and user groups on a seasonal basis or on an alternating week schedule.

MOVED by T153 SECONDED by W122

CARRIED

(11) (a) APPROVAL OF THE 2016/2017 OPERATING RESULTS

It was **MOVED** by t153 and **SECONDED** by W122 to approve the operating results from the 2016/2017 fiscal year just ended as distributed. **CARRIED**

(11) (b) APPROVAL OF THE 2017/2018 OPERATING BUDGET

It was **MOVED** by T153 and **SECONDED** by W122 to approve the operating budget as distributed at this Annual General Meeting. **CARRIED**

A copy of the approved budget is included in these minutes since the budget handed out and presented at the AGM did have some amended dollar amounts in some line items than the proposed budget included with the pre-AGM package. Although this did not alter the strata fee amounts, we have also included those new fees as part of these minutes.

(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 JUNE 1, 2017 PRE AUTHORIZED DEBIT THROUGH YOUR BANK ACCOUNT WILL BE IN THE AMOUNT OF YOUR NEW STRATA FEE **PLUS THE SHORTFALL** FOR MARCH, APRIL, AND MAY 2017. THE JULY 1, 2017 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, 2016, payable to **Strata Plan LMS 1416 – Unit # _____**. If you have paid March and April, and May 2017, please forward only 10 cheques as well as one cheque for the difference in fees for the months of March, April and May. 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 ENVELOPE REPAIRS - 2017**

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 \$75,000.00 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 T153 SECONDED by W 122

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

3 / 4 VOTE “B” – CLUBHOUSE IMPROVEMENTS - 2017

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 \$20,000.00 to proceed with clubhouse improvements in 2017.

MOVED by T153 SECONDED by W 122

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

3 / 4 VOTE “C” – GARAGE DOORS - 2017

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 \$20,000.00 to replace townhouse garage doors as required on a priority basis.

MOVED by T153 SECONDED by W122

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

3 / 4 VOTE “D” – MAYFAIR LOBBY/PARKADE ENTRY IMPROVEMENTS – 2017

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 \$25,000.00 from the Contingency Reserve Fund to do significant updating to the lobby and garage entry of the Mayfair.

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to engage contractors to install one infrared door detector in the Windsor building elevator and to spend up to \$2,550.00 to complete this project.

MOVED by T153 SECONDED by W122

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

3 / 4 VOTE "E" – NEW STAIRWELL CARPETING – WINDSOR/KENSINGTON - 2017

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 \$16,000.00 from the Contingency Reserve Fund to replace the carpeting in the stairwells of both the Kensington and the Windsor buildings in 2017.

MOVED by T153 SECONDED by W122

After discussion the question was called and, by a $\frac{3}{4}$ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "F" – CLEAN, REPAIR AND REPAINT THE EXTERIOR PERIMETER WALLS - 2017

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 clean, repair and repaint the exterior perimeter walls of Chelsea Gardens in 2017.

MOVED by T 153 SECONDED by W 122

After discussion the question was called and, by a $\frac{3}{4}$ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "G" – KENSINGTON AND WINDSOR PIPE REPAIRS/REPLACEMENT - 2017

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 \$70,000.00 to replace the remaining copper domestic hot water main in the Windsor and to effect repairs to the in-floor radiant heating line in the Kensington and to do all required drywall restoration and painting.

MOVED by T122 SECONDED by W 122

After discussion the question was called and, by a $\frac{3}{4}$ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "H" – TOWNHOUSE METAL TRIM AND GUTTER CLEANING AND BUILDING WASH

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 \$20,000.00 to proceed with the cleaning of green metal trim and the exterior of gutters and to have the townhouses washed in 2017.

MOVED by T153 SECONDED by W 122

After discussion the question was called and, by a $\frac{3}{4}$ vote (voting cards), it was: **CARRIED**

3 / 4 VOTE "I" – CELL PHONE BOOSTERS IN THE WINDSOR AND MAYFAIR UNDERGROUND

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 \$7,500.00 to proceed with the installation of cellular phone boosters in both underground parkades.

MOVED by T153 SECONDED by W 122

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

3 / 4 VOTE "J" – ADD A BYLAW TO PREVENT ABUSE TO STAFF AND CONTRACTORS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that a new bylaw, to be numbered 3 (19) be introduced to read as follows:

3 (19) an owner, occupant or tenant shall not abuse or direct the Chelsea Gardens staff, Strata Managers or any contractor or the contractor's employees working at Chelsea Gardens.

MOVED by T153 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 RELATED TO THE RV LOT

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaws, numbered 38 (1) and 38 (4) be amended as follows:

Replace bylaw 38 (1) that currently reads as follows:

38. *(1) For the purposes of this bylaw a "recreational vehicle" shall be defined to be:*

- (a) a motorhome, Class A, B or C;*
- (b) a travel trailer with tow vehicle;*
- (c) a boat and trailer intended for the transportation of the boat;*
- (d) a fifth wheel trailer;*
- (e) a truck camper; or*
- (f) a tent trailer.*

And replace 38 (1) with the following:

38. (1) For the purposes of this bylaw a "recreational vehicle" shall be defined to be:

- (a) a motorhome, Class A, B or C. Towing dollies must be parked in the same stall as the motorhome.
- (b) a travel trailer (with a the designated vehicle to tow the trailer if space permits);
- (c) a boat and trailer that is designed for the transportation of the boat and that is not a utility trailer;
- (d) a fifth wheel trailer (with a the designated vehicle to tow the trailer if space permits);
- (e) a truck camper (and the pick-up truck if parked in the same spot or, if on blocks or supports, the pick-up truck must be underneath the camper);
- (f) a tent trailer.
- (g) utility trailers will be accommodated if space permits and they must be removed should that space be required by any of the other listed RV categories. The Strata Corporation will provide 30 days notice to vacate.

The Strata Corporation accepts no responsibility for theft or damage to any item stored in the RV lot.

And to replace bylaw 38 (4) that currently reads as follows:

- (4) Notwithstanding the provisions of Bylaw 37 (3), recreational vehicles not exceeding six (6) metres in length may be parked temporarily on common property or limited common property, for no more than four (4) hours in a 24 hour period.*

And replace 38 (4) with the following:

Notwithstanding the provisions of Bylaw 37 (3), recreational vehicles may be parked temporarily on common property or limited common property for the purposes of loading or unloading, for no more than four (4) hours in a 24 hour period but not overnight. If adjacent driveways are to be blocked the RV owner is to attempt to contact all affected residents in advance so as to give them an opportunity to move.

MOVED by T 153 SECONDED by W 122

After discussion the question was called and, by a $\frac{3}{4}$ vote (voting cards), it was:

CARRIED

3 / 4 VOTE "L" –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 25, 2017 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at the 2016 Annual General Meeting 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 T153 SECONDED by W 122

CARRIED

(14) NEW BUSINESS

- An owner recommended the new council have an arborist do a full assessment including the Linden trees on the property.
- An owner requested the new council to have a trades person look at the moss on the roofs.
- An owner requested that a pest company be called to deal with the bee/wasps around the complex. It was noted that our caretaker, John Unger, is aware of the issue and is developing an action plan to deal with this.
- An owner requested council to address the road cracks around the complex. This is planned for 2017.
- An owner requested a phone be installed in the gym for safety and in case of a medical emergency. This will be investigated as it is believed that there is a telephone jack already in place in the exercise room.
- An owner requested the new council to address the condition of the back fence. This is a fence that is shared with an adjacent property and CrossRoads Management has been attempting to make contact so that we explore cost sharing of the repairs.
- One owner asked that the Strata Council re-visit the issue of an over-sized vehicle that was granted permission to park in the RV Lot due to the actions of a former employee.
- An owner suggested using volunteers to power wash the driveways and walkways of the townhouses. Owners who are willing to assist other owners by power-washing as asked to reach out to the Strata Managers...Ross or Jesse.
- An owner noted failing blocks in some visitor stalls. These are being addressed.
- The Strata Manager invited Doug McLeod to speak briefly about an emergency preparedness program that he proposed to the Strata Council at their last meeting. Doug noted that he will be seeking a number of volunteers to participate in this program. The Strata Council has endorsed this program and does encourage owners to come forward to assist.

(15) TERMINATION OF MEETING

It was MOVED - # T- 153 to terminate the meeting at 8:40 PM.

Council will meet on Friday, April 28, 2017 to elect council positions.

The first Council Meeting will be on May 15, 2017.

Ross Ruddick, Strata Manager

UPCOMING EVENTS AT CHELSEA GARDENS IN 2016

- Trash or Treasure Day – June 9th/10th. 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.
- Canada Day Celebrations – Come celebrate Canada’s 150th birthday on July 1st with a huge extravaganza put on by our Social Committee. Details will be posted in the Clubhouse and in all of the apartments.



- Chelsea Gardens Golf Tournament – Sunday, August 20th. Golf at Nico Wynd followed by a BBQ dinner back at our clubhouse. This was a great event last year with an abundance of fun and prizes for all. Registration information will be included with the next set of council minutes and we expect to sell out early. Every golfer will receive a sleeve of TaylorMade custom printed golf balls with “Chelsea Gardens Annual Golf Tournament” stamped on the balls.



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!

