



2022 ANNUAL GENERAL MEETING MINUTES

MONDAY, MARCH 21, 2022

LOCATION/TIME - 6:00PM NEWTON FELLOWSHIP CHURCH

Council: Murray Hill, Anita Thompson, Ashley Orton, Norm Reid, Ron Plankeel & Bob Hyde

Strata Mgt: Ross Ruddick, Jesse Train and Bryan Andrews

Regrets:

STRATA COUNCIL - 2021/2022

EXECUTIVES

Murray Hill - K406
Bob Hyde - T102
Anita Thompson - W325
Ashley Orton - T243
Norm Reid - T302
Ron Plankeel - T272

COMMITTEE ASSIGNMENTS

President, Townhouses
Vice President, Finance, Clubhouse
Secretary/Treasurer, Minutes, Social Committee
Security & Privacy, Volunteers, Ponds & Fountains, Website
Apartments, Irrigation
Bring Forward, RV Committee, Landscaping

CARETAKERS

John Unger Hours: 6:00 AM-3:30 PM-Monday to Thursday
Valerie Morris Nights/Weekends
(604) 834-4578 chelseagardens1416@gmail.com

STRATA MANAGER: CROSSROADS

Senior Strata Manager: Ross Ruddick ross@crpm.ca
Strata Manager: Jesse Train jesse@crpm.ca
Strata Manager: Bryan Andrews bryan@crpm.ca

#215 - 7455 132ND STREET, SURREY, B.C. V3W 1J8
Phone: (778) 578-4445 Fax: (778) 578-4447

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.

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 Chelsea website: www.chelseatoday.org

(1) CALL TO ORDER

Murray Hill, President, and a quorum being present called the meeting to order at 6:00 PM. The Strata Manager, Ross Ruddick from CrossRoads Management, was asked to facilitate the meeting from that point on.

57 Owners registered in person.
151 Owners represented by proxy.
208 Owners present/represented in total.

(2) CALLING THE ROLL / CERTIFICATION OF PROXIES

The roll was called, and all proxies certified by Ross Ruddick in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third (132) of the Owners be present for the meeting to proceed. Ross Ruddick reported that a quorum was present.

(3) PROOF OF NOTICE / WAIVER OF NOTICE

Ross 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 commencing door to door by volunteers and council members. Only 23 packages had to be mailed to the owners. This was completed on February 28, 2022.

It was **MOVED** (T102), and **SECONDED** (W325) that adequate notice was given for this meeting. **CARRIED**

(4) ADOPTION OF MINUTES: AGM – APRIL 20, 2021

It was **MOVED** (T102), and **SECONDED** (W325) to adopt the minutes of the AGM held April 20, 2021 **CARRIED**

(5) REPORT FROM THE COUNCIL PRESIDENT

Murray Hill, council president provided his annual report in the AGM package for owners to read.

The Strata Manager, Ross Ruddick, added that on behalf of all owners we would also like to thank retiring Council member, Ashley Orton for his years of hard work on council and service to the strata corporation. Ashley, although stepping off of Council, has offered to continue working in certain areas and that assistance will be welcomed. Ross also expressed thanks to Cee Mann who, unfortunately, did need to step down from Council.

Mr. Ruddick did introduce the head table of the current Council members and Jesse and Bryan from CrossRoads Management and owners responded with a round of applause.

Special thanks were extended to Verna Sandison and her team of sign-in volunteers consisting of Yvonne Brennan, Barb Gregg, Gladys Bittner, Kay Oldman, Carol Bochen, Maralyn Young, Kathleen and Doug McLeod, Patricia Lynn, Anna Razny, Joan Winter, Diane Anderson, Dawn Hemmingsmoen, Lucie Walker and Joyce Doyle. They make the registration process nice and smooth.

Ross noted that part of what is special about Chelsea Gardens are the many volunteers who organize various clubs, the Social Committee, bar tenders, RV Committee, Workshop Committee, irrigation and lattice crews, Emergency Preparedness Committee, volunteers for watering hanging baskets and so many more. Also noted in the PowerPoint presentation were the impressive results of the Kensington and Windsor re-decorating project headed up by Anita Thompson.

Also instrumental in the organization of this AGM were Zenon Jalbert and Ken Thorburn who controlled the sound and the lighting thank you.

(6) ELECTION OF STRATA COUNCIL

Ross Ruddick explained that the following Council Members are entering the second year of a two-year term and the positions are not up for election in accordance with Chelsea Garden's Bylaw #10.

Norman Reid – T302 and Ron Plankeel – T272

Ross Ruddick mentioned that there are five council positions open for election at this AGM. The Nominating Committee received the following names of Owners to be considered for the Strata Council:

Anita Thompson – W325, Bob Hyde – T102, Murray Hill – K405 and Paul Dhaliwal – T172

All these candidates had submitted their bio papers indicating their willingness to stand for the election to council. This was included in the AGM package so Owners could have background information on each candidate.

Ross Ruddick mentioned nominations may also be made from the floor of the AGM. Ross Ruddick called for additional nominations. At that time there was an additional nomination of Anita McKie from T-218. Anita confirmed her willingness to stand and made a short oral presentation introducing herself and provided some background information.

Any candidate nominated must attain 50% + 1 or more of the ballots cast in order to be elected. A secret ballot was then held and counted along with the submitted proxy votes and The Strata Manager announced the elected Strata Council members for the 2022-2023 term.

Anita Thompson – W325, Bob Hyde – T102, Murray Hill – K405, Paul Dhaliwal – T172

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. He encouraged Anita McKie and any other potential Council candidates to submit their bios and intent to run early so that this information could be included in the advance AGM package.

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

(7) 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 would remain inactive for this upcoming year, as it has been for several years.

(8) RATIFICATION OF RULES – SIMPLE MAJORITY VOTE (OVER 50%)

A Strata Council is permitted to pass rules during 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.

It was **MOVED** by T102 and **SECONDED** by W325 to ratify the following rules:

Item # 10 a - At the August 24, 2021 Council meeting a new rule was approved by Council to read:

Masks are required in all indoor common areas at Chelsea Gardens until such time as the Provincial order is rescinded or modified.

Item # 10 b - At the December 21, 2021 Council meeting an amended rule was approved by Council to read:

Owners are permitted to advertise items or services for sale or activities of interest on a bulletin board to be located in the parking garage lobbies and the clubhouse mail room if they are dated and are removed within 10 days and are no larger than letter size (8.5" X 11"), Chelsea residents (not outside contractors) offering services may indefinitely post business cards on these bulletin boards. (Not to exceed a standard business card size) Items posted are not to be removed by other residents.

Item # 10 c - At the February 21, 2022 Council meeting a new (revised) rule was approved by Council to read:

Owners may install front door cameras or other cameras provided that the field of view and photo or video memory does not capture or look into any other owner's unit including their strata lot, their limited common property or the common property considered to be associated with their unit (example front, back or side yards, driveways, patios, balconies). Owners will be required to submit an alteration request and, once installed, a photo showing the field of view must be submitted to Council for verification.

Item # 10 d - At the January 25, 2022 Council meeting a new rule was approved to read:

No food products may be stored in apartment lockers with the exception of canned food in metal containers or preserves in properly sealed glass jars.

Item # 10 e - At the February 21, 2022 Council meeting the rental rates were revised to read:

The rental rates for the upcoming year will be:

Electric scooters parked in apartments - \$6.00 per month.

Electric vehicles parked in apartments and using a 15 Amp/110 Volt plug - \$25.00 per month.

Strata owned parking stalls in apartments - \$25.00 per month.

Fobs - \$15.00 and scan cards - \$10.00. Clickers - \$75.00.

Apartment move-in/move-out fees. - \$200.00 one-time charge.

Apartment elevator key security fee. - \$50.00.

Fireside Room rental fee. - \$50.00.

Fireside Room damage deposit. - \$250.00.

Guest Suite Rental rate. - \$50.00 per night.

Replacement price for visitor parking passes - \$50.00

RV stall rental rate for owners and tenants. – \$25.00 per month.

RV stall rental for non-RV vehicles - \$25.00

Tow vehicle rental rates. – No charge

RV Lot key deposit - \$10.00.

RV parking rates for visitors. - \$25.00 per week.

Kilometer rate to be paid to Council, Volunteers and Staff. - .55 cents per kilometer.

Service fee for owners using staff for non strata issues: \$25.00 per half hour with a minimum charge of \$25.00

These rental rates and user fees include the following:

Electric scooters parked in apartments using common electricity.

Strata owned parking stalls in apartments available for rental by apartment owners.

Fobs and clickers. These prices may be increased during the fiscal year if the cost of purchasing them exceeds the re-sale price.

Apartment move-in/move-out fees.

Apartment elevator key security fee.

Fireside Room rental fee.

Fireside Room damage deposit.

Guest Suite Rental rate.

Visitor parking pass replacement.

Owners using staff for non-strata issues

RV stall rental rates for owners and tenants.

RV lot key deposit.

Tow vehicle rental rates, RV parking rates for visitors, Kilometer rate to be paid to Council, Volunteers and Staff.

Item # 10 f - At the February 21, 2022 Council meeting a new rule was approved to read:

The Strata Council may, as a condition of use of the common facilities in the apartments and the Clubhouse, require that all users be fully vaccinated against Covid-19. Owners may apply for an exemption to this rule based on medical or human rights concerns but will be required to submit documentation.

Item # 10 g - At the February 21, 2022 Council meeting a new rule was approved under USE OF THE EXTERIOR OF THE STRATA LOT:

Other types of lighting – Owners may display summer seasonal lighting on patios and balconies and other areas between May 15 and September 15. The lights should be fully operational and, if defective, must be repaired or replaced or removed. The lighting cannot interfere with the activities (including pruning or trimming) of the landscapers or other contractors. The lighting intensity should be sufficiently discrete as to not bother other neighbours. Lighting that does bother other neighbours can be, at the discretion of Council, ordered removed or put on a timer to limit the hours of operation. The lighting, including the light strings, must be removed during the remaining part of the year unless the Council approves a written request.

Item # 10 h - At the February 21, 2022 Council meeting a new rule was approved under USE OF THE EXTERIOR OF THE STRATA LOT:

With Council permission (as required by the bylaws) owners may have a reasonable number of vegetable plants, in planters, and these may be located in the front or back yards or on patios and balconies.

Item # 10 i - At the February 21, 2022 Council meeting a rule was amended to read:

- F 1) The Fireside Room and kitchen area are available to be rented by an owner or resident for their own personal exclusive use provided it is not required or booked for the Strata Council, or a recognized Chelsea Gardens club or user group. Bookings for the month of December, if **NOT** cancelled **THIRTY** days prior to the event, are **NON-REFUNDABLE**. The areas must not be used for commercial purposes. A rental fee, set annually in these rules, will be required to be paid, by the owner or resident, to the Strata Corporation at the time of booking. Should there be conflicts in bookings, the Strata Council can determine the priority.
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Item # 10 j - At the February 21, 2022 Council meeting a rule, previously approved by Council last year, was amended to read:

Resident passenger vehicle Parking in RV Lot

If space is available and not required for RV's or tow vehicles or strata use, residents may apply

for permission to park passenger vehicles, registered and insured in the name of the Chelsea Gardens resident, at a monthly fee as set out annually in the rules. The maximum size for such vehicles is a 12-person passenger van. Rentals are based on a “last-in” – “first-out” basis and a vehicle will have to be removed within 7 days should the space be required for an RV; a tow vehicle or strata use. The fee for a key deposit will still apply.

After some discussion, a vote was called and, by a show of voting cards, the ratification of all of these rules was: **CARRIED**

(9) UPDATE ON INSURANCE

The Strata Manager informed the Owners of details of the Strata Corporation’s insurance policy. The policy was renewed effective March 1, 2022.

The key strata deductibles that would be assessed to an owner would include:

- All-Risks (\$25,000.00) – down from the previous \$100,000.00
- Water Damage (\$50,000.00) – down from the previous \$250,000.00
- Sewer back-up (\$50,000.00) – down from the previous \$250,000.00
- Flood (\$25,000.00) – down from the previous \$250,000.00
- Earthquake (15%)

Ross Ruddick also reviewed with the owners the Strata Insurance situation in British Columbia and noted that the market has stabilized considerably since entering a “hard” market in the 4th quarter of 2019.

The Strata Manager did note that owners who wish to review their personal content policies are welcome to contact either Ross or Jesse. Ideally, we would want you to scan a copy of your policy so we can first go over the coverages. Owners are going to find that many of the usual brokers such as BCAA, Wawanesa, Belaire Direct and others are starting to reduce the amount of earthquake deductible that they provide and owners may wish to contact other brokers such as Johnson Meier or Square One who do write higher limits.

(10) APPROVAL OF THE 2021-2022 OPERATING RESULTS

It was **MOVED** by T102 and **SECONDED** by W325 to approve the operating results from the 2021-2022 fiscal year end as distributed prior to this Annual General Meeting.

CARRIED

(11) APPROVAL OF THE PROPOSED 2022-2023 OPERATING BUDGET

It was **MOVED** by T102 and **SECONDED** by W325 to approve the operating budget as distributed prior to this Annual General Meeting. **CARRIED**

A copy of the new Strata Fees for each of the apartments and townhomes is attached to your AGM package and there is an approved increase for both apartments and the townhouses. The Treasurer worked and re-worked the budget to minimize the increase but significant operating cost increase in gas, electricity, water and garbage cannot be avoided.

An owner inquired about the total amount of the CRF spending resolutions in the agenda this year and was provided an incorrect amount. The total of the CRF spending resolutions is \$508,000.00 (one resolution was defeated). These spending resolutions do still leave a net contribution to the CRF in 2022/23 of \$132,823.00

PAYMENT OF INCREASED FEES

Due to the timing of the AGM, and the fact that our fiscal year ends on February 28, 2022, the April 1, 2022 withdrawal will consist of the new approved fees **plus the difference in fees for March** and then, on the May 1, 2022 withdrawal will be **your new Strata fee for 2022-2023**

If an Owner is already on this Pre-Authorized Payment system, no further action is required.

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, 2022, payable to **Strata Plan LMS 1416 – Unit #_____**. If you have already paid March and April of 2022, please forward only 10 cheques as well as one cheque for the difference in fees for the months of March and April. Cheques may be left in the “Property Manager” mailboxes in the clubhouse mailroom or the foyer of each apartment building for pick-up.

(12) RESOLUTIONS

3 / 4 VOTE “A” – GARAGE DOORS - 2022

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 replace townhouse garage doors as required on a priority basis.

MOVED by T102 **SECONDED** by W325 **CARRIED**

3 / 4 VOTE “B” – SECURITY ENHANCEMENTS - 2022

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 \$3,500.00 from the Contingency Reserve Fund to do these enhancements to the front gate and the RV lot.

MOVED by T102 **SECONDED** by W325 **CARRIED**

3 / 4 VOTE “C” – TOWNHOUSE CAPITAL PROJECTS REPAIRS - 2022

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 \$85,000.00 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 T102 **SECONDED** by W325 **CARRIED**

**3 / 4 VOTE “D” –
TOWNHOUSE FLAT AND SLOPED ROOF REPAIRS /REPLACEMENTS - 2022**

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 \$200,000.00 to inspect, and where necessary, repair and/or replace selected flat roofs or some sloped roofs on a priority basis.

MOVED by T102 **SECONDED** by W325 **CARRIED**

3 / 4 VOTE “E” – CLUBHOUSE COOLING AND HEATING UPGRADES - 2022

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 \$30,000.00 to proceed with these upgrades in 2022.

MOVED by T102 **SECONDED** by W325 **CARRIED**

3 / 4 VOTE “F” – CLUBHOUSE ROOF REPLACEMENT - 2022

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 \$150,000.00 to pay for the replacement of a portion of the roofing system in the clubhouse in 2022.

MOVED by T102 **SECONDED** by W325 **CARRIED**

3 / 4 VOTE “G” – CLUBHOUSE UPGRADES – 2022

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the Strata Council be authorized to spend up to \$20,000.00 from the Contingency Reserve Fund to replace tile flooring with luxury vinyl planking in the clubhouse.

MOVED by T102 **SECONDED** by W325

IN FAVOR: 144 NOT IN FAVOR: 57 ABSTAIN: 6 DEFEATED

3 / 4 VOTE “H” – SECTION 71 – SIGNIFICANT CHANGE IN APPEARANCE

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, to be in compliance with Section 71 of the Strata Property Act, that the Strata Corporation, acting through the Strata Council, is permitted to change (over time) the appearance of the buildings by replacing all green-coloured metal flashings, gutters or other metal items with a dark chocolate brown metal material. Be it further resolved that the Strata Corporation, acting through the Strata

Council, is permitted to change (over time) the appearance of the balcony railing system from spindles and wide railings to metal railings and glass.”

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “I” – BYLAW AMENDMENT – 2022

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

3. Use of Property

- (5)(a) No laundry, clothing, bedding or non-decorative items shall be hung from, stored on, or displayed from windows, decks, patios, or other parts of the strata lot such that they are visible from the outside of the building. Outdoor patio furniture is allowed on patios and balconies. Canadian and Province of BC flags that are of reasonable size (not to exceed 2' X 4') and in good condition are exempt. provided that the attachment of any item does not compromise the building envelope.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “J” – BYLAW AMENDMENT – 2022

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

3. Use of Property

- (7)(a) Charcoal BBQs are not permitted in Chelsea Gardens. Wood chips are not permitted to be added to any BBQ. It is recommended that owners have a small fire extinguisher in the vicinity of the BBQ while it is in use.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “K” – BYLAW AMENDMENT – 2022

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

3. Use of Property

- (12) No attachments are allowed on any of the exterior surfaces which will compromise the building envelope on any apartment building(s) or townhouses. Small decorative items, attached to wood trim without fully penetrating to the envelope, are permitted. Planters must be secured and have drip trays. No potted

plants or planter boxes or any other items are permitted to be outside of balcony railings. Items that are inside of or on top of balcony railings must be secured (without compromising the building envelope) so that there is no danger of falling.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “L” – BYLAW AMENDMENT – 2022

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

3. Use of Property

- (15) Owners may apply to council for permission to install ductless split air conditioning units provided that the building envelope is not compromised and that the exterior part of the system operates at 55 decibels or less and that the exterior unit is discretely placed so as not to be an eyesore to other units. Owners may also install interior, stand-alone air conditioning units that vent to the exterior through a flush mounted window attachment. Air conditioners that protrude from a window or the side of a building to the exterior are not permitted. Plans and the location of the exterior unit must be approved in advance by the Strata Council who may make it a condition of approval that the installation is done by a professional contractor.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “M” – BYLAW AMENDMENT – 2022

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

4. Pets

- (1) An Owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
(b) a maximum of 2 small caged mammals;

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “N” – BYLAW AMENDMENT – 2022

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the following two new subsections be added to the current bylaw:

5. Inform Strata Corporation

- (3) Owners are required to provide the names of all persons who will be residing in a strata lot.

- (4) Owners and tenants are required to provide the Strata Corporation at least one additional method of contact over and above the mailing address and this contact information is to be a phone number or email address.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “O” – BYLAW AMENDMENT – 2022

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw have a new subsection (h) to read:

6. Obtain Approval Before Altering a Strata Lot

- (1) An Owner must obtain the written approval of the Strata Corporation before making an alteration to a strata lot that involves any of the following:
- (h) The installation of electric vehicle chargers inside or outside a garage. The Strata Council will be entitled to demand the installation of safety devices (such as load limiters or future technology) so as to prevent overloading of electrical circuits. The Strata Council is also permitted to demand permits if required by BC Hydro and/or the municipality.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “P” – BYLAW AMENDMENT – 2022

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the following subsection be added to the current bylaw:

35. Rental Restrictions

- (7) An owner who rents or leases a strata lot contrary the prohibitions of short-term rentals under bylaw 36 (3) shall be subject to a fine of up to \$1000.00. This fine may be applied, at the discretion of council, every day.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “Q” – BYLAW AMENDMENT – 2022

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw 38. Recreational Vehicles add a new section to read:

38. Recreational Vehicles

- (8) If space is available and not required for RV's or tow vehicles or strata use, residents may apply for permission to park passenger vehicles, registered and

insured in the name of the Chelsea Gardens resident, at a monthly fee as set out annually in the rules. The maximum size for such vehicles is a 12-person passenger van. Rentals are based on a “last-in” – “first-out” basis and a vehicle will have to be removed within 7 days should the space be required for an RV; a tow vehicle or strata use. The fee for a key deposit will still apply.

MOVED by T102

SECONDED by W325

CARRIED

3 / 4 VOTE “R” – BYLAW AMENDMENTS – 2022

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 March 21, 2022 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 T102

SECONDED by W325

CARRIED

(13) NEW BUSINESS

- During discussion of some of the resolutions, there were some concerns raised by owners and the Strata Manager noted them for consideration by Council prior to proceeding with the projects. These were the potential noise of the alarm system in the RV lot and whether there were other options such as an alert to a designated Council member or staff. Concern was raised about the noise level of the split AC systems on the clubhouse especially with one more to be added. In discussion about BBQ’s and the recommendation about having a fire extinguisher nearby an owner suggested that it be made mandatory. In the discussion about the resolution about the clubhouse roof, an owner suggested that the entire roof be replaced rather than just a portion. Such an amendment to the resolution would not be legal as it would be a significant change.
- It was suggested that a garage sale be permitted.
- An owner suggested that there should be strong encouragement for owners to install water leak detection systems that could range from audible alarms to smart phone alerts and auto shut-off options. Charlie Sweet is open to discussing these options with owners.
- It was also recommended that all owners of townhouses have their PVR’s (pressure reducing valves) inspected and, if necessary, repaired or replaced by a plumber.
- An owner expressed concerns about trees and roots causing damage to common property. The Council is aware of the need to mitigate against such damage but is constrained by the expense and difficulty of obtaining tree removal permits from Surrey. Surrey is very strict and often denies cutting permits. The owner also noted damages caused by the snow contractor and these repairs will be done at no expense to the strata corporation. Concerns were also noted about the Chafer Beetle damage to the lawns.

- Concerns about some work orders falling through the cracks will be investigated. The Strata Manager did note that owners are free to email him or Jesse should they not be getting answers. One owner claimed that work orders relating to sliding glass door rollers had never been done. (it was later confirmed, after the AGM, by our staff and the vendor that this work had been completed two years ago).
- An owner asked whether or not the moss on roofs will be addressed and it was noted that a quote is being solicited.
- An owner did remind owners that all Chelsea Gardens residents are entitled to a discount from Telus by mentioning "Chelsea Gardens".
- Noting that many owners have been using planters for annuals in their front yards, it was suggested that the planters, when not actively in bloom, be moved to the backyards so as not to be unsightly.
- An owner commented that speeding on the roadways continues to be a problem. The Strata Council will issue fines to offenders but, to do so, requires full information about date, time of day and offending unit. Outside contractors and delivery people will be contacted and threatened with exclusion from the property provided similar information is sent in.
- One owner did rise to note that all of the Council members up front were unpaid volunteers and deserved thanks and appreciation for their hard work. The owners responded with a long round of applause.
- The Strata Manager, Ross Ruddick, did confirm the rumours that he will be retiring and is targeting the date of the end of September. Ross noted his long association with Chelsea Gardens and how much he has enjoyed being our Strata Manager.

(14) TERMINATION OF MEETING

It was **MOVED** by T102 to terminate the meeting at 8:15 PM.

The newly elected Council will meet on Tuesday March 22, 2022 at 1:00 PM in the Fireside Room to elect council positions and hold the first Council Meeting.

Ross Ruddick, Strata Manager

UPCOMING EVENTS AT CHELSEA GARDENS IN 2022

- Trash or Treasure Day – Friday/Saturday June 24 and 25. Notices will be posted with more information on how this works.
- Newcomers welcome luncheon put on by the Social Committee - TBA

10:23 AM
02/27/22
Cash Basis

Chelsea Gardens Social Committee
Profit & Loss
March 2021 through February 2022

	<u>Mar '21 - Feb 22</u>
Income	
Income	
50/50	2,030.00
Pub Sales	650.00
Special Events	
April Pot Pie Dinner	1,117.20
Canada Day	2,070.00
Corn Roast	1,120.00
Lasagna Dinner	1,090.00
New Years Eve	0.00
Wings Night	150.00
Total Special Events	<u>5,547.20</u>
Total Income	8,227.20
Interest	54.14
Total Income	<u>8,281.34</u>
Expense	
Costs of Events	
Bar Licenses	138.77
Bar Restocking	464.41
Club House Improveme...	4,753.34
Greeting Cards	33.60
Kitchen/Coffee	51.94
Miscellaneous Expenses	708.98
Newsletters	425.60
Pictures	11.00
Special Decorations	343.17
Special Events	
April Pot Pie Dinner	738.63
Canada Day	968.54
Christmas Carolling	151.63
Christmas Coffee	181.28
Corn Roast	354.73
Lasagna Dinner	585.48
New Comers	3.35
New Years Eve	98.38
Ugly Sweater	100.61
Wings Night	16.80
Total Special Events	<u>3,199.43</u>
Total Costs of Events	10,130.24
Office Supplies	3.95
Total Expense	<u>10,134.19</u>

10:23 AM
02/27/22
Cash Basis

Chelsea Gardens Social Committee
Profit & Loss
March 2021 through February 2022

	<u>Mar '21 - Feb 22</u>
Net Income	<u><u>(1,852.85)</u></u>

10:17 AM
02/27/22
Cash Basis

Chelsea Gardens Social Committee
Balance Sheet
As of February 28, 2022

	<u>Feb 28, 22</u>
ASSETS	
Current Assets	
Chequing/Savings	
Credit Union	5,767.57
RBC	<u>809.41</u>
Total Chequing/Savings	6,576.98
Other Current Assets	
Petty Cash	582.45
Pub Float	<u>300.00</u>
Total Other Current Ass...	<u>882.45</u>
Total Current Assets	<u>7,459.43</u>
TOTAL ASSETS	<u><u>7,459.43</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	11,714.82
Retained Earnings	-2,402.54
Net Income	<u>-1,852.85</u>
Total Equity	<u>7,459.43</u>
TOTAL LIABILITIES & EQUI...	<u><u>7,459.43</u></u>

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
February 2022
AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022

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Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1025-0000 Bank - Westminster - Contingency	1,556,134.91
1038-1286 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1038-1287 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1106-0000 Insurance Claim Receivable	<u>162,547.16</u>

TOTAL ASSETS

2,718,682.07

LIABILITIES

2010-0000 Accounts Payable	12,148.00
2012-2500 Accrued Expenses	<u>39,589.93</u>

TOTAL LIABILITIES

51,737.93

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	<u>97,858.18</u>

TOTAL OWNERS' EQUITY

2,666,944.14

TOTAL LIABILITIES AND EQUITY

2,718,682.07

Date: MAR. 11 2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
February 2022

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03/11/2022
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AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022

Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-5000 Strata Fees - Apartment	14,024.50	14,024.50	0.00	0.00	168,294.00	168,294.00	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.87	-0.04	0.00	366,141.96	366,142.00	-0.04	0.00	366,142.00
TOTAL	44,536.33	44,536.37	-0.04	0.00	534,435.96	534,436.00	-0.04	0.00	534,436.00
4031-0000 Interest Income	1,173.61	0.00	1,173.61	0	50,851.31	0.00	50,851.31	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	10,500.00	0.00	10,500.00	0	0.00
TOTAL	2,048.61	0.00	2,048.61	0	61,351.31	0.00	61,351.31	0	0.00
TOTAL INCOME	46,584.94	44,536.37	2,048.57	4.60	595,787.27	534,436.00	61,351.27	11.48	534,436.00
6276-2021 Windsor Interior Improve	7,426.19	14,291.63	6,865.44	48.04	161,939.10	171,500.00	9,560.90	5.57	171,500.00
6277-2021 Apartment Urgent Repair	0.00	6,666.63	6,666.63	100.0	25,394.02	80,000.00	54,605.98	68.26	80,000.00
TOTAL EXPS. BEFORE UTILITIES	7,426.19	20,958.26	13,532.07	64.57	187,333.12	251,500.00	64,166.88	25.51	251,500.00
TOWNHOUSE EXPENSES									
6342-2021 2021 Townhouse Envelo	6,561.30	6,666.63	105.33	1.58	51,574.68	80,000.00	28,425.32	35.53	80,000.00
6344-2021 Garage Doors	9,826.95	2,916.63	-6,910.32	-236.9	33,221.87	35,000.00	1,778.13	5.08	35,000.00
6345-2021 Townhouse Flat Roof Re	26,796.00	16,666.63	-10,129.37	-60.78	172,647.29	200,000.00	27,352.71	13.68	200,000.00
TOTAL OPERATING EXPS. - T.H.	43,184.25	26,249.89	-16,934.36	-64.51	257,443.84	315,000.00	57,556.16	18.27	315,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6510-2021 Depreciation Report	0.00	1,000.00	1,000.00	100.0	9,922.00	12,000.00	2,078.00	17.32	12,000.00
6512-2021 Emergency Main Water	0.00	0.00	0.00	0	8,242.50	0.00	-8,242.50	0	0.00
TOTAL REPAIR & MAINT.	0.00	1,000.00	1,000.00	100.0	18,164.50	12,000.00	-6,164.50	-51.37	12,000.00
RECREATION CENTRE - COMMON									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	34,987.63	42,000.00	7,012.37	16.70	42,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,500.00	3,500.00	100.0	34,987.63	42,000.00	7,012.37	16.70	42,000.00
TOTAL COMMON EXPENSES	0.00	4,500.00	4,500.00	100.0	53,152.13	54,000.00	847.87	1.57	54,000.00
TOTAL EXPENSES	50,610.44	51,708.15	1,097.71	2.12	497,929.09	620,500.00	122,570.91	19.75	620,500.00
NET INCOME (LOSS)	-4,025.50	-7,171.78	3,146.28	43.87	97,858.18	-86,064.00	183,922.18	213.7	-86,064.00
REVENUE UTILITIES									
UTILILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2022

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03/11/2022
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AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1010-0000 Petty Cash	212.35
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	88,455.64
1027-0000 Bank - Water Surcharge	52,390.91
1028-1300 Bank - Golf Tournament Funds	3,123.42
1029-0000 Bank - Apt Utilities	1,839.65
1030-0000 Bank - Exercise Room	1,220.34
1040-0000 Bank - Social Committee	5,771.77
1205-0000 Prepaid Expenses	1,684.37
1300-0000 Accounts Receivable	4,461.93
1301-0000 A/R - Other	58.94

TOTAL ASSETS

159,224.32

LIABILITIES

2010-0000 Accounts Payable	88,114.09
2017-0000 Social Committee Fund	5,771.77
2018-0000 Exercise Room	1,220.34
2019-0000 Golf Tournament Fund	3,123.42
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0701 Due to Operating from Utilities	7,712.77
2170-0000 Vacation Payable	3,269.49
2250-0000 Pre-Paid Fees	26.69

TOTAL LIABILITIES

110,504.57

OWNERS' EQUITY

INSURANCE LEVY

3400-0148 Insurance Levy Income	249,999.96
3400-0149 Insurance Levy Expenses	-249,999.96

3500-0000 Net Income - Prior Years	10,375.10
3510-0000 Net Income - Current Year	52,577.32
3510-2000 Net Income - Utilities	-20,552.52
3510-3000 Net Income - Water & Sewer	6,319.85

TOTAL OWNERS' EQUITY

48,719.75

TOTAL LIABILITIES AND EQUITY

159,224.32

Date: MAR 11 2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2022

AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	58,522.30	58,522.13	0.17	0.00	702,268.68	702,266.00	2.68	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-168,294.00	-168,294.00	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	512.00	458.37	53.63	11.70	6,119.00	5,500.00	619.00	11.25	5,500.00
4015-0100 EV Charging	0.00	0.00	0.00	0	240.00	0.00	240.00	0	0.00
4022-0000 Move in/out	0.00	66.63	-66.63	-100.0	2,400.00	800.00	1,600.00	200.0	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	17,697.00	17,697.00	0.00	0.00	17,697.00
TOTAL	46,484.55	46,497.38	-12.83	-0.03	560,430.68	557,969.00	2,461.68	0.44	557,969.00
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	1,288,344.00	1,288,344.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.87	0.04	0.00	-366,141.96	-366,142.00	0.04	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	36,813.00	36,813.00	0.00	0.00	36,813.00
TOTAL	79,917.92	79,917.88	0.04	0.00	959,015.04	959,015.00	0.04	0.00	959,015.00
OTHER									
4040-0000 Rental - Fireside Lounge	0.00	41.63	-41.63	-100.0	350.00	500.00	-150.00	-30.00	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	2,160.00	333.37	1,826.63	547.9	7,375.00	4,000.00	3,375.00	84.38	4,000.00
4055-0000 R.V. Parking	720.00	733.37	-13.37	-1.82	8,730.00	8,800.00	-70.00	-0.80	8,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	550.00	0.00	550.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	75.00	0.00	75.00	0	0.00
4065-0000 Interest Income	84.77	58.37	26.40	45.23	1,517.38	700.00	817.38	116.77	700.00
4066-0000 Remote Control Sale	165.00	125.00	40.00	32.00	2,395.00	1,500.00	895.00	59.67	1,500.00
4084-0000 Keys	10.00	0.00	10.00	0	95.00	0.00	95.00	0	0.00
TOTAL OTHER	3,739.77	1,891.74	1,848.03	97.69	28,287.38	22,700.00	5,587.38	24.61	22,700.00
TOTAL INCOME	130,142.24	128,307.00	1,835.24	1.43	1,547,733.10	1,539,684.00	8,049.10	0.52	1,539,684.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,700.00	-389.50	-22.91	20,697.49	20,400.00	-297.49	-1.46	20,400.00
6208-0000 Building Maint. - Apartm	8,272.91	3,333.37	-4,939.54	-148.1	23,693.34	40,000.00	16,306.66	40.77	40,000.00
6215-0000 Equipment Maint.-Apart	4,718.00	5,167.50	-449.50	8.70	77,226.41	62,010.00	-15,216.41	-24.54	62,010.00
6268-0050 Elevator Maint. - Apartm	1,204.77	1,458.37	-253.60	17.39	16,653.18	17,500.00	846.82	4.84	17,500.00
6275-0000 Gate & Door Maint. - Ap	252.00	500.00	-248.00	49.60	4,561.52	6,000.00	1,438.48	23.97	6,000.00
6279-0000 Garbage Pick-up - Apts.	2,518.47	2,175.00	-343.47	-15.79	26,516.49	26,100.00	-416.49	-1.60	26,100.00
TOTAL EXPS. BEFORE UTILITIES	19,055.65	14,334.24	-4,721.41	-32.94	169,348.43	172,010.00	2,661.57	1.55	172,010.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	7,278.66	4,834.88	-2,443.78	-50.54	58,061.31	58,019.00	-42.31	-0.07	58,019.00
6320-0000 Garbage Pick-up - Town	5,031.39	5,108.37	-76.98	1.51	60,905.83	61,300.00	394.17	0.64	61,300.00
TOTAL OPERATING EXPS. - T.H.	12,310.05	9,943.25	-2,366.80	-23.80	118,967.14	119,319.00	351.86	0.29	119,319.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	142,065.00	144,840.00	2,775.00	1.92	144,840.00
6425-0000 Drainage Repair & Maint	0.00	1,250.00	1,250.00	100.0	15,571.18	15,000.00	-571.18	-3.81	15,000.00
6435-0000 Plant Replacement & Im	5,927.25	1,250.00	-4,677.25	-374.1	14,904.97	15,000.00	95.03	0.63	15,000.00
6440-0000 Irrigation System	1,229.93	333.37	-896.56	-268.9	2,885.92	4,000.00	1,114.08	27.85	4,000.00
6455-0000 Snow Removal	630.00	833.37	-203.37	24.40	15,669.26	10,000.00	-5,669.26	-56.69	10,000.00
TOTAL LANDS. & GROUNDS	19,625.93	15,736.74	-3,889.19	-24.71	191,096.33	188,840.00	-2,256.33	-1.19	188,840.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	208.98	1,583.37	1,374.39	86.80	17,506.66	19,000.00	1,493.34	7.86	19,000.00
6515-0000 Equipment Rep. & Maint	0.00	1,333.37	1,333.37	100.0	11,970.15	16,000.00	4,029.85	25.19	16,000.00
6520-0000 Supplies Equipment - Co	491.21	466.63	-24.58	-5.27	1,251.30	5,600.00	4,348.70	77.66	5,600.00
6525-0000 Supplies Maintenance-C	38.41	375.00	336.59	89.76	4,125.98	4,500.00	374.02	8.31	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.63	41.63	100.0	43.12	500.00	456.88	91.38	500.00
6535-0000 Enterphone and Security	67.34	791.63	724.29	91.49	7,089.50	9,500.00	2,410.50	25.37	9,500.00
6560-0000 Gate Repair & Maint. - C	1,078.59	250.00	-828.59	-331.4	2,363.11	3,000.00	636.89	21.23	3,000.00
6565-0000 Pest Control - Common	406.77	666.63	259.86	38.98	9,536.58	8,000.00	-1,536.58	-19.21	8,000.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2022

AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
TOTAL REPAIR & MAINT.	2,291.30	5,508.26	3,216.96	58.40	53,886.40	66,100.00	12,213.60	18.48	66,100.00
UTILITIES									
6576-0000 Electricity	337.57	175.00	-162.57	-92.90	2,130.62	2,100.00	-30.62	-1.46	2,100.00
6577-0000 Electricity Ponds - Com	840.87	416.63	-424.24	-101.8	4,769.78	5,000.00	230.22	4.60	5,000.00
6580-0000 Electricity Stream - Com	896.98	683.37	-213.61	-31.26	8,338.07	8,200.00	-138.07	-1.68	8,200.00
6595-0000 Telephone Caretaker	171.35	150.00	-21.35	-14.23	1,634.74	1,800.00	165.26	9.18	1,800.00
TOTAL UTILITIES	2,246.77	1,425.00	-821.77	-57.67	16,873.21	17,100.00	226.79	1.33	17,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	1,550.00	1,500.00	-50.00	-3.33	1,500.00
6690-0000 Electricity - RV Lot	-5.04	79.13	84.17	106.3	757.82	950.00	192.18	20.23	950.00
TOTAL OPERATING EXPS-RV LOT	-5.04	204.13	209.17	102.4	2,307.82	2,450.00	142.18	5.80	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	0.00	833.37	833.37	100.0	3,554.23	10,000.00	6,445.77	64.46	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	2,325.10	1,750.00	-575.10	-32.86	22,257.91	21,000.00	-1,257.91	-5.99	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	60.00	125.00	65.00	52.00	870.00	1,500.00	630.00	42.00	1,500.00
6720-0000 Guest Suites Telephone-	0.00	58.37	58.37	100.0	704.06	700.00	-4.06	-0.58	700.00
6725-0000 Exercise Equip R & M-R	902.69	500.00	-402.69	-80.54	1,432.17	6,000.00	4,567.83	76.13	6,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	25.00	1,500.00	1,475.00	98.33	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	708.37	708.37	100.0	5,313.64	8,500.00	3,186.36	37.49	8,500.00
6740-0000 Pool Supplies & Chemic	568.98	333.37	-235.61	-70.68	3,981.53	4,000.00	18.47	0.46	4,000.00
6750-0000 Cleaning Supplies-Rec.	0.00	166.63	166.63	100.0	2,037.96	2,000.00	-37.96	-1.90	2,000.00
6755-0000 Window & Carpet Cleani	0.00	83.37	83.37	100.0	315.00	1,000.00	685.00	68.50	1,000.00
6764-0000 Electricity - Rec. Centre	3,966.62	1,791.63	-2,174.99	-121.4	21,550.55	21,500.00	-50.55	-0.24	21,500.00
6765-0000 Gas - Rec. Centre	1,361.70	1,141.63	-220.07	-19.28	14,569.40	13,700.00	-869.40	-6.35	13,700.00
TOTAL OPER. EXPS-REC. CENTRE	9,185.09	7,616.74	-1,568.35	-20.59	76,611.45	91,400.00	14,788.55	16.18	91,400.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,379.02	5,375.00	995.98	18.53	60,511.99	64,500.00	3,988.01	6.18	64,500.00
6830-0000 Caretaker Assistant Wag	1,977.96	1,625.00	-352.96	-21.72	18,635.66	19,500.00	864.34	4.43	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,791.63	111.63	6.23	17,641.47	21,500.00	3,858.53	17.95	21,500.00
6875-0000 Payroll Costs	1,043.59	935.00	-108.59	-11.61	10,848.30	11,220.00	371.70	3.31	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	189.64	1,500.00	1,310.36	87.36	1,500.00
TOTAL SALARIES & PAYROLL COS	9,080.57	9,851.63	771.06	7.83	107,827.06	118,220.00	10,392.94	8.79	118,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.37	33.37	100.0	0.00	400.00	400.00	100.0	400.00
6915-0000 Supplies	87.30	83.37	-3.93	-4.71	721.95	1,000.00	278.05	27.81	1,000.00
6920-0000 Telephone & Cable - Offi	319.47	433.37	113.90	26.28	4,460.76	5,200.00	739.24	14.22	5,200.00
TOTAL OFFICE EXPENSES	406.77	550.11	143.34	26.06	5,182.71	6,600.00	1,417.29	21.47	6,600.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	2,749.64	416.63	-2,333.01	-559.9	5,845.88	5,000.00	-845.88	-16.92	5,000.00
6975-0000 Council Expenses - Adm	0.00	266.63	266.63	100.0	3,115.61	3,200.00	84.39	2.64	3,200.00
6980-0000 Legal Expenses	0.00	41.63	41.63	100.0	203.66	500.00	296.34	59.27	500.00
6984-0000 Postage and Printing	1,969.94	1,458.37	-511.57	-35.08	18,449.12	17,500.00	-949.12	-5.42	17,500.00
6985-0000 Insurance Appraisal	0.00	16.63	16.63	100.0	1,076.25	200.00	-876.25	-438.1	200.00
6990-0000 Insurance Premiums	53,031.62	53,031.62	0.00	0.00	636,379.00	636,379.00	0.00	0.00	636,379.00
6992-0000 Insurance Carrying Char	875.00	875.00	0.00	0.00	10,500.00	10,500.00	0.00	0.00	10,500.00
7000-0000 Management Fees	6,018.00	6,018.00	0.00	0.00	72,216.00	72,216.00	0.00	0.00	72,216.00
7010-0000 Property Taxes - Admin.	0.00	33.37	33.37	100.0	554.00	400.00	-154.00	-38.50	400.00
7020-0000 Security - Admin.	0.00	416.63	416.63	100.0	302.35	5,000.00	4,697.65	93.95	5,000.00
7023-0000 Emergency Preparednes	1,078.43	500.00	-578.43	-115.6	3,868.09	6,000.00	2,131.91	35.53	6,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	120.00	150.00	30.00	20.00	150.00
7030-0000 Strata Web Site	33.11	33.37	0.26	0.78	248.78	400.00	151.22	37.81	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0	0.09	0.00	-0.09	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.63	16.63	100.0	176.40	200.00	23.60	11.80	200.00
TOTAL ADMINISTRATION EXPENSE	65,765.74	63,137.01	-2,628.73	-4.16	753,055.23	757,645.00	4,589.77	0.61	757,645.00
TOTAL COMMON EXPENSES	108,597.13	104,029.62	-4,567.51	-4.39	1,206,840.21	1,248,355.00	41,514.79	3.33	1,248,355.00
TOTAL EXPENSES	139,962.83	128,307.11	-11,655.72	-9.08	1,495,155.78	1,539,684.00	44,528.22	2.89	1,539,684.00
NET INCOME (LOSS)	-9,820.59	-0.11	-9,820.48	-8.927	52,577.32	0.00	52,577.32	0	0.00
REVENUE UTILITIES									

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2022

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AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022

	<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>
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.12	-0.04	0.00	153,216.96	153,217.00	-0.04	0.00	153,217.00
9262-0000 Utilities Interest Income	4.46	0.00	4.46	0	129.23	0.00	129.23	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-5,101.46	-5,101.00	-0.46	-0.01	-5,101.00
Total Apartment Utilities	12,772.54	12,768.12	4.42	0.03	148,244.73	148,116.00	128.73	0.09	148,116.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,688.20	2,500.00	-188.20	-7.53	30,574.41	30,000.00	-574.41	-1.91	30,000.00
9365-0000 Electricity Windsor	924.57	1,691.63	767.06	45.34	18,466.83	20,300.00	1,833.17	9.03	20,300.00
Total Electricity - Apart.	3,612.77	4,191.63	578.86	13.81	49,041.24	50,300.00	1,258.76	2.50	50,300.00
Gas - Apartments									
9410-0000 Gas - Mayfair	3,106.97	1,716.63	-1,390.34	-80.99	24,674.22	20,600.00	-4,074.22	-19.78	20,600.00
9420-0000 Gas - Kensington	5,764.11	3,226.37	-2,537.74	-78.66	48,160.50	38,716.00	-9,444.50	-24.39	38,716.00
9430-0000 Gas - Windsor	5,808.32	3,208.37	-2,599.95	-81.04	46,921.29	38,500.00	-8,421.29	-21.87	38,500.00
Total Gas - Apartment	14,679.40	8,151.37	-6,528.03	-80.09	119,756.01	97,816.00	-21,940.01	-22.43	97,816.00
TOTAL UTILITIES - APARTMENT	18,292.17	12,343.00	-5,949.17	-48.20	168,797.25	148,116.00	-20,681.25	-13.96	148,116.00
NET INCOME (LOSS) UTILITIES	-5,519.63	425.12	-5,944.75	-1,398	-20,552.52	0.00	-20,552.52	0	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,564.83	5,564.87	-0.04	0.00	66,777.96	66,778.00	-0.04	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	97,662.00	97,662.00	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	38.15	0.00	38.15	0	515.23	0.00	515.23	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	10,428.57	10,429.00	-0.43	0.00	10,429.00
TOTAL WATER INCOME	13,741.48	13,703.37	38.11	0.28	175,383.76	174,869.00	514.76	0.29	174,869.00
WATER EXPENSE									
9850-0000 Water Usage	2,353.80	14,572.38	12,218.58	83.85	169,063.91	174,869.00	5,805.09	3.32	174,869.00
TOTAL WATER	2,353.80	14,572.38	12,218.58	83.85	169,063.91	174,869.00	5,805.09	3.32	174,869.00
NET INCOME (LOSS) WATER	11,387.68	-869.01	12,256.69	1,410.	6,319.85	0.00	6,319.85	0	0.00

Chelsea Gardens LMS1416
Income and Expenses

	Actual 2021-2022				Proposed 2022-2023		
	Apt	Thse	Projected	Budget	Apt	Thse	Budget
INCOME							
1 Apt - Operations Fees	533,975		533,975	533,972	530,455		530,455
2 Apt - Parking & Scooter & EV	6,359		6,359	5,500	5,860		5,860
3 Apt - Misc & Move In	2,400		2,400	800	1,000		1,000
4 Apt - Prior Years Surplus(Deficit)	17,697		17,697	17,697	19,956		19,956
5 Thse - Operations Fees		922,202	922,202	922,202		952,812	952,812
6 Thse - Prior Years Surplus(Deficit)		36,813	36,813	36,813		32,227	32,227
7 Com - Rental Fireside Lounge	110	240	350	500	157	343	500
8 Com - Caretaker Suite	2,267	4,933	7,200	7,200	2,267	4,933	7,200
9 Com - Guest Suites	2,322	5,053	7,375	4,000	2,204	4,796	7,000
10 Com - RV Parking	2,749	5,981	8,730	8,800	2,771	6,029	8,800
11 Com - Misc & Fines & Parking	173	377	550	0	0	0	0
13 Com - Dish & Cutlery Rental	24	51	75	0	0	0	0
14 Com - Interest Income	478	1,040	1,517	700	283	617	900
15 Com - Remote Control Sale	754	1,641	2,395	1,500	535	1,165	1,700
16 Com - Keys	30	65	95	0	0	0	0
17 TOTAL Operations Income	569,339	978,395	1,547,733	1,539,684	565,490	1,002,920	1,568,410
18 CRF Fund Fees	168,294	366,142	534,436	534,436	201,953	439,370	641,323
19 Apt - Utility Fund Fees	153,346		153,346	153,217	227,742		227,742
20 Water Fund Fees	66,987	97,968	164,955	164,440	72,960	106,704	179,664
21 TOTAL Fees To Be Collected	957,966	1,442,505	2,400,471		1,068,145	1,548,994	2,517,139

	APT		Projected	Budget	APT		Budget
22 Total Apt Utility Income	153,346		153,346	153,217	227,742		227,742
23 Prior Years Surplus(Deficit)	-5,101		-5,101	-5,101	-20,552		-20,552
24 TOTAL INCOME	148,245		148,245	148,116	207,190		207,190
25 Electricity	49,041		49,041	50,300	51,500		51,500
26 Gas	119,756		119,756	97,816	155,690		155,690
27 TOTAL EXPENSES	168,797		168,797	148,116	207,190		207,190
28 Surplus(Deficit)	-20,552		-20,552	0	0		0

	APT	TH	Projected	Budget	APT	TH	Budget
29 Total Water Income	66,987	97,968	164,955	164,440	72,960	106,704	179,664
30 Prior Years Surplus(Deficit)			10,429	10,429	2,566	3,754	6,320
31 TOTAL INCOME	66,987	97,968	175,384	174,869	75,526	110,458	185,984
32 TOTAL COST	68,655	100,409	169,064	174,869	75,526	110,458	185,984
33 Surplus(Deficit)			6,320	0			0

Chelsea Gardens LMS1416
Income and Expenses

EXPENSES	Actual 2021-2022				Proposed 2022-2023		
	Apt	Thse	Projected	Budget	Apt	Thse	Budget
34 Apt - Building Repair & Maintnce	23,693		23,693	40,000	27,000		27,000
35 Apt - Eqpt Repair & Maintnce	77,226		77,226	62,010	60,000		60,000
36 Apt - Elevators Repair & Maintnce	16,653		16,653	17,500	17,800		17,800
37 Apt - Gate/Door Repair & Maint.	4,562		4,562	6,000	6,000		6,000
38 Apt - Garbage	26,516		26,516	26,100	31,000		31,000
39 Apt - Janitorial Sevices	20,697		20,697	20,400	22,000		22,000
40 Thse - Building Repair & Maint.		58,061	58,061	58,019		62,000	62,000
41 Thse - Garbage		61,300	60,906	61,300		67,000	67,000
42 Com - Landscaping Services	44,736	97,329	142,065	144,840	46,605	101,395	148,000
43 Com - Landscaping Improvements	4,694	10,211	14,905	15,000	4,724	10,277	15,000
44 Com - Irrigation System	909	1,977	2,886	4,000	1,260	2,740	4,000
45 Com - Drainage Repair & Maint.	4,903	10,668	15,571	15,000	6,298	13,702	20,000
46 Com - Snow Removal	4,934	10,735	15,669	10,000	3,779	8,221	12,000
47 Com - Property Repair & Maint.	6,826	14,850	21,676	24,000	7,558	16,442	24,000
48 Com - Equipment Repair & Maint	4,163	9,058	13,221	21,600	6,487	14,113	20,600
49 Com - Pest Control	3,003	6,534	9,537	8,000	2,834	6,166	9,000
50 Com - Gate Repair & Maint	744	1,619	2,363	3,000	945	2,055	3,000
51 Com - Caretaker(s) Salaries&Ben.	28,340	61,656	89,996	95,220	28,568	62,152	90,720
52 Com - Utilities	4,799	10,440	15,238	15,300	5,133	11,167	16,300
53 Com - RV Lot Expenses	727	1,581	2,308	2,450	772	1,678	2,450
54 Rec Cen - Building Repair & Maint.	1,860	4,047	5,907	13,000	4,157	9,043	13,200
55 Rec Cen - Eqpt Repair & Maint.	7,009	15,249	22,258	21,000	6,613	14,387	21,000
56 Rec Cen - Janitorial Services	5,555	12,086	17,641	21,500	6,928	15,072	22,000
57 Rec Cen - Utilities	11,374	24,746	36,120	35,200	13,242	28,808	42,050
58 Rec Cen - Lock Up Costs.	274	596	870	1,500	315	685	1,000
59 Rec Cen - Pool & Hot Tub Maint.	2,927	6,368	9,295	12,500	3,936	8,564	12,500
60 Rec Cen - Exersise Eqpt R & M	451	981	1,432	6,000	1,575	3,426	5,000
61 Rec Cen - Guest Suites Telephones	222	482	704	700	0	0	0
62 Rec Cen - Workshop R & M	8	17	25	1,500	315	685	1,000
63 Rec Cen - Office Expenses	2,147	4,671	6,817	8,400	2,551	5,549	8,100
64 Com - Workers Compensation Board	60	130	190	1,500	472	1,028	1,500
65 Com - Accting, Bookkping, Audit	93	203	296	350	488	1,062	1,550
66 Com - AGM/SGM Expenses	1,841	4,005	5,846	5,000	1,575	3,426	5,000
67 Com - Postage & Printing	5,810	12,639	18,449	17,500	5,353	11,647	17,000
68 Com - Council Expenses	981	2,135	3,116	3,200	1,102	2,398	3,500
69 Com - Legal Expenses	64	140	204	500	110	240	350
70 Com - Insurance Costs	204,041	443,914	647,955	647,079	209,834	456,518	666,352
71 Com - Management Fees	22,741	49,475	72,216	72,216	22,968	49,970	72,938
72 Com - Property Taxes	174	380	554	400	189	411	600
73 Com - Security & Enterphone	2,328	5,064	7,392	14,500	3,621	7,879	11,500
74 Com - Strata Web Site	78	170	249	400	126	274	400
75 Com - Misc, Permits, Memberships	0	0	0	0	0	0	0
76 Com - Emergency Preparedness	1,218	2,650	3,868	6,000	1,260	2,740	4,000
77 TOTAL Operations	549,382	946,168	1,495,156	1,539,684	565,490	1,002,920	1,568,410
78 Operatlons - Surplus(Deficit)	19,956	32,227	52,578	0	0	-0	0

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2022 - FEBRUARY 28, 2023
KENSINGTON - 13860 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	701	\$183.57	\$78.81	\$69.89	38.00	\$370.28
102-2	164	1469	\$384.69	\$165.16	\$146.46	38.00	\$734.31
103-2	163	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
104-2	162	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
105-2	177	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
106-2	176	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
107-2	175	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
108-2	174	1452	\$380.24	\$163.25	\$144.76	38.00	\$726.26
109-2	173	1365	\$357.46	\$153.47	\$136.09	38.00	\$685.02
110-2	172	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
111-2	171	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
112-2	170	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
113-2	169	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
114-2	168	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
115-2	167	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
116-2	166	764	\$200.07	\$85.90	\$76.17	38.00	\$400.14
201-2	181	701	\$183.57	\$78.81	\$69.89	38.00	\$370.28
202-2	180	1469	\$384.69	\$165.16	\$146.46	38.00	\$734.31
203-2	179	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
204-2	178	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
205-2	193	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
206-2	192	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
207-2	191	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
208-2	190	1452	\$380.24	\$163.25	\$144.76	38.00	\$726.26
209-2	189	1365	\$357.46	\$153.47	\$136.09	38.00	\$685.02
210-2	188	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
211-2	187	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
212-2	186	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
213-2	185	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
214-2	184	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
215-2	183	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
216-2	182	764	\$200.07	\$85.90	\$76.17	38.00	\$400.14
301-2	197	701	\$183.57	\$78.81	\$69.89	38.00	\$370.28
302-2	196	1469	\$384.69	\$165.16	\$146.46	38.00	\$734.31
303-2	195	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
304-2	194	1117	\$292.51	\$125.59	\$111.36	38.00	\$567.46
305-2	209	1117	\$292.51	\$125.59	\$111.36	38.00	\$567.46
306-2	208	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
307-2	207	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
308-2	206	1452	\$380.24	\$163.25	\$144.76	38.00	\$726.26
309-2	205	1365	\$357.46	\$153.47	\$136.09	38.00	\$685.02
310-2	204	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
311-2	203	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
312-2	202	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
313-2	201	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
314-2	200	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
315-2	199	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
316-2	198	764	\$200.07	\$85.90	\$76.17	38.00	\$400.14

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2022 - FEBRUARY 28, 2023
WINDSOR - 13880 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	847	\$221.81	\$95.23	\$84.45	38.00	\$439.48
118-3	325	1374	\$359.81	\$154.48	\$136.99	38.00	\$689.28
119-3	324	1212	\$317.39	\$136.27	\$120.84	38.00	\$612.49
120-3	339	1211	\$317.13	\$136.15	\$120.74	38.00	\$612.02
121-3	338	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
122-3	337	843	\$220.76	\$94.78	\$84.05	38.00	\$437.59
123-3	336	1104	\$289.11	\$124.12	\$110.07	38.00	\$561.30
124-3	335	1219	\$319.22	\$137.05	\$121.53	38.00	\$615.81
125-3	334	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
126-3	333	1060	\$277.59	\$119.18	\$105.68	38.00	\$540.45
127-3	332	855	\$223.90	\$96.13	\$85.24	38.00	\$443.27
128-3	331	1218	\$318.96	\$136.94	\$121.43	38.00	\$615.34
129-3	330	1227	\$321.32	\$137.95	\$122.33	38.00	\$619.60
130-3	329	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
131-3	328	1124	\$294.35	\$126.37	\$112.06	38.00	\$570.78
132-3	327	1257	\$329.18	\$141.33	\$125.32	38.00	\$633.82
217-3	342	847	\$221.81	\$95.23	\$84.45	38.00	\$439.48
218-3	341	1374	\$359.81	\$154.48	\$136.99	38.00	\$689.28
219-3	340	1212	\$317.39	\$136.27	\$120.84	38.00	\$612.49
220-3	355	1211	\$317.13	\$136.15	\$120.74	38.00	\$612.02
221-3	354	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
222-3	353	850	\$222.59	\$95.57	\$84.74	38.00	\$440.90
223-3	352	1104	\$289.11	\$124.12	\$110.07	38.00	\$561.30
224-3	351	1219	\$319.22	\$137.05	\$121.53	38.00	\$615.81
225-3	350	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
226-3	349	1060	\$277.59	\$119.18	\$105.68	38.00	\$540.45
227-3	348	855	\$223.90	\$96.13	\$85.24	38.00	\$443.27
228-3	347	1218	\$318.96	\$136.94	\$121.43	38.00	\$615.34
229-3	346	1227	\$321.32	\$137.95	\$122.33	38.00	\$619.60
230-3	345	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
231-3	344	1124	\$294.35	\$126.37	\$112.06	38.00	\$570.78
232-3	343	1257	\$329.18	\$141.33	\$125.32	38.00	\$633.82
317-3	358	847	\$221.81	\$95.23	\$84.45	38.00	\$439.48
318-3	357	1374	\$359.81	\$154.48	\$136.99	38.00	\$689.28
319-3	356	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
320-3	371	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
321-3	370	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
322-3	369	850	\$222.59	\$95.57	\$84.74	38.00	\$440.90
323-3	368	1104	\$289.11	\$124.12	\$110.07	38.00	\$561.30
324-3	367	1219	\$319.22	\$137.05	\$121.53	38.00	\$615.81
325-3	366	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
326-3	365	1060	\$277.59	\$119.18	\$105.68	38.00	\$540.45
327-3	364	855	\$223.90	\$96.13	\$85.24	38.00	\$443.27
328-3	363	1122	\$293.82	\$126.15	\$111.86	38.00	\$569.83
329-3	362	1130	\$295.92	\$127.05	\$112.66	38.00	\$573.63
330-3	361	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
331-3	360	1124	\$294.35	\$126.37	\$112.06	38.00	\$570.78
332-3	359	1257	\$329.18	\$141.33	\$125.32	38.00	\$633.82

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2022 - FEBRUARY 28, 2023
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	1439	311.18	143.49	38.00	\$492.67
102	26	1762	381.02	175.70	38.00	\$594.72
103	24	1762	381.02	175.70	38.00	\$594.72
104	23	1439	311.18	143.49	38.00	\$492.67
105	284	1426	308.36	142.20	38.00	\$488.56
106	285	1609	347.94	160.44	38.00	\$546.38
107	287	1631	352.69	162.64	38.00	\$553.33
108	286	1453	314.20	144.89	38.00	\$497.09
109	289	1611	348.37	160.64	38.00	\$547.01
110	288	1426	308.36	142.20	38.00	\$488.56
111	290	1429	309.01	142.50	38.00	\$489.51
112	291	1608	347.72	160.34	38.00	\$546.07
113	293	1608	347.72	160.34	38.00	\$546.07
114	292	1429	309.01	142.50	38.00	\$489.51
115	312	1443	312.04	143.89	38.00	\$493.93
116	313	1764	381.45	175.90	38.00	\$595.36
117	315	1629	352.26	162.44	38.00	\$552.70
118	314	1455	314.64	145.09	38.00	\$497.72
119	317	1761	380.81	175.60	38.00	\$594.41
120	316	1443	312.04	143.89	38.00	\$493.93
121	294	1443	312.04	143.89	38.00	\$493.93
122	295	1760	380.59	175.50	38.00	\$594.09
123	296	1454	314.42	144.99	38.00	\$497.41
124	297	1629	352.26	162.44	38.00	\$552.70
125	299	1762	381.02	175.70	38.00	\$594.72
126	298	1443	312.04	143.89	38.00	\$493.93
127	318	1443	312.04	143.89	38.00	\$493.93
128	319	1764	381.45	175.90	38.00	\$595.36
129	321	1628	352.05	162.34	38.00	\$552.38
130	320	1455	314.64	145.09	38.00	\$497.72
131	323	1762	381.02	175.70	38.00	\$594.72
132	322	1443	312.04	143.89	38.00	\$493.93
133	300	1443	312.04	143.89	38.00	\$493.93
134	301	1760	380.59	175.50	38.00	\$594.09
135	302	1454	314.42	144.99	38.00	\$497.41
136	303	1630	352.48	162.54	38.00	\$553.02
137	305	1763	381.24	175.80	38.00	\$595.04
138	304	1443	312.04	143.89	38.00	\$493.93
139	306	1426	308.36	142.20	38.00	\$488.56
140	307	1610	348.15	160.54	38.00	\$546.70
141	309	1630	352.48	162.54	38.00	\$553.02
142	308	1454	314.42	144.99	38.00	\$497.41
143	311	1613	348.80	160.84	38.00	\$547.64
144	310	1426	308.36	142.20	38.00	\$488.56
145	388	1429	309.01	142.50	38.00	\$489.51
146	389	1608	347.72	160.34	38.00	\$546.07
147	391	1608	347.72	160.34	38.00	\$546.07
148	390	1429	309.01	142.50	38.00	\$489.51
149	392	1429	309.01	142.50	38.00	\$489.51

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2022 - FEBRUARY 28, 2023
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
150	393	1608	347.72	160.34	38.00	\$546.07
151	395	1608	347.72	160.34	38.00	\$546.07
152	394	1429	309.01	142.50	38.00	\$489.51
153	48	1443	312.04	143.89	38.00	\$493.93
154	49	1763	381.24	175.80	38.00	\$595.04
155	47	1630	352.48	162.54	38.00	\$553.02
156	46	1453	314.20	144.89	38.00	\$497.09
157	45	1760	380.59	175.50	38.00	\$594.09
158	44	1443	312.04	143.89	38.00	\$493.93
159	282	1443	312.04	143.89	38.00	\$493.93
160	283	1763	381.24	175.80	38.00	\$595.04
161	281	1764	381.45	175.90	38.00	\$595.36
162	280	1444	312.26	143.99	38.00	\$494.25
163	42	1426	308.36	142.20	38.00	\$488.56
164	43	1613	348.80	160.84	38.00	\$547.64
165	40	1453	314.20	144.89	38.00	\$497.09
166	41	1631	352.69	162.64	38.00	\$553.33
167	39	1613	348.80	160.84	38.00	\$547.64
168	38	1426	308.36	142.20	38.00	\$488.56
169	50	1443	312.04	143.89	38.00	\$493.93
170	51	1763	381.24	175.80	38.00	\$595.04
171	52	1453	314.20	144.89	38.00	\$497.09
172	53	1630	352.48	162.54	38.00	\$553.02
173	55	1760	380.59	175.50	38.00	\$594.09
174	54	1444	312.26	143.99	38.00	\$494.25
175	56	1443	312.04	143.89	38.00	\$493.93
176	57	1763	381.24	175.80	38.00	\$595.04
177	59	1763	381.24	175.80	38.00	\$595.04
178	58	1443	312.04	143.89	38.00	\$493.93
179	36	1443	312.04	143.89	38.00	\$493.93
180	37	1763	381.24	175.80	38.00	\$595.04
181	35	1763	381.24	175.80	38.00	\$595.04
182	34	1443	312.04	143.89	38.00	\$493.93
183	32	1443	312.04	143.89	38.00	\$493.93
184	33	1763	381.24	175.80	38.00	\$595.04
185	31	1630	352.48	162.54	38.00	\$553.02
186	30	1453	314.20	144.89	38.00	\$497.09
187	29	1760	380.59	175.50	38.00	\$594.09
188	28	1443	312.04	143.89	38.00	\$493.93
189	60	1429	309.01	142.50	38.00	\$489.51
190	61	1608	347.72	160.34	38.00	\$546.07
191	63	1608	347.72	160.34	38.00	\$546.07
192	62	1429	309.01	142.50	38.00	\$489.51
193	64	1443	312.04	143.89	38.00	\$493.93
194	65	1763	381.24	175.80	38.00	\$595.04
195	67	1763	381.24	175.80	38.00	\$595.04
196	66	1443	312.04	143.89	38.00	\$493.93
197	21	1424	307.93	142.00	38.00	\$487.93
198	22	1603	346.64	159.85	38.00	\$544.49
199	20	1626	351.61	162.14	38.00	\$551.75
200	19	1483	320.69	147.88	38.00	\$506.57

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2022 - FEBRUARY 28, 2023
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
201	18	1758	380.16	175.30	38.00	\$593.46
202	17	1439	311.18	143.49	38.00	\$492.67
203	11	1439	311.18	143.49	38.00	\$492.67
204	12	1758	380.16	175.30	38.00	\$593.46
205	13	1482	320.47	147.78	38.00	\$506.25
206	14	1617	349.67	161.24	38.00	\$548.91
207	16	1761	380.81	175.60	38.00	\$594.41
208	15	1439	311.18	143.49	38.00	\$492.67
209	100	1443	312.04	143.89	38.00	\$493.93
210	101	1763	381.24	175.80	38.00	\$595.04
211	103	1763	381.24	175.80	38.00	\$595.04
212	102	1443	312.04	143.89	38.00	\$493.93
213	104	1429	309.01	142.50	38.00	\$489.51
214	105	1608	347.72	160.34	38.00	\$546.07
215	107	1608	347.72	160.34	38.00	\$546.07
216	106	1429	309.01	142.50	38.00	\$489.51
217	132	1443	312.04	143.89	38.00	\$493.93
218	133	1763	381.24	175.80	38.00	\$595.04
219	131	1630	352.48	162.54	38.00	\$553.02
220	130	1453	314.20	144.89	38.00	\$497.09
221	129	1760	380.59	175.50	38.00	\$594.09
222	128	1443	312.04	143.89	38.00	\$493.93
223	126	1443	312.04	143.89	38.00	\$493.93
224	127	1763	381.24	175.80	38.00	\$595.04
225	125	1763	381.24	175.80	38.00	\$595.04
226	124	1443	312.04	143.89	38.00	\$493.93
227	108	1443	312.04	143.89	38.00	\$493.93
228	109	1764	381.45	175.90	38.00	\$595.36
229	111	1764	381.45	175.90	38.00	\$595.36
230	110	1443	312.04	143.89	38.00	\$493.93
231	112	1443	312.04	143.89	38.00	\$493.93
232	113	1761	380.81	175.60	38.00	\$594.41
233	114	1453	314.20	144.89	38.00	\$497.09
234	115	1630	352.48	162.54	38.00	\$553.02
235	117	1764	381.45	175.90	38.00	\$595.36
236	116	1443	312.04	143.89	38.00	\$493.93
237	122	1426	308.36	142.20	38.00	\$488.56
238	123	1613	348.80	160.84	38.00	\$547.64
239	120	1453	314.20	144.89	38.00	\$497.09
240	121	1631	352.69	162.64	38.00	\$553.33
241	119	1613	348.80	160.84	38.00	\$547.64
242	118	1426	308.36	142.20	38.00	\$488.56
243	278	1424	307.93	142.00	38.00	\$487.93
244	279	1617	349.67	161.24	38.00	\$548.91
245	276	1453	314.20	144.89	38.00	\$497.09
246	277	1631	352.69	162.64	38.00	\$553.33
247	275	1613	348.80	160.84	38.00	\$547.64
248	274	1389	300.36	138.51	38.00	\$476.87
249	272	1443	312.04	143.89	38.00	\$493.93
250	273	1763	381.24	175.80	38.00	\$595.04
251	271	1763	381.24	175.80	38.00	\$595.04

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2022 - FEBRUARY 28, 2023
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
252	270	1444	312.26	143.99	38.00	\$494.25
253	268	1443	312.04	143.89	38.00	\$493.93
254	269	1770	382.75	176.50	38.00	\$597.25
255	267	1632	352.91	162.74	38.00	\$553.65
256	266	1452	313.99	144.79	38.00	\$496.78
257	265	1760	380.59	175.50	38.00	\$594.09
258	264	1443	312.04	143.89	38.00	\$493.93
259	262	1443	312.04	143.89	38.00	\$493.93
260	263	1764	381.45	175.90	38.00	\$595.36
261	261	1763	381.24	175.80	38.00	\$595.04
262	260	1443	312.04	143.89	38.00	\$493.93
263	240	1445	312.47	144.09	38.00	\$494.56
264	241	1766	381.89	176.10	38.00	\$595.99
265	239	1766	381.89	176.10	38.00	\$595.99
266	238	1445	312.47	144.09	38.00	\$494.56
267	242	1425	308.15	142.10	38.00	\$488.24
268	243	1614	349.02	160.94	38.00	\$547.96
269	245	1631	352.69	162.64	38.00	\$553.33
270	244	1453	314.20	144.89	38.00	\$497.09
271	247	1611	348.37	160.64	38.00	\$547.01
272	246	1424	307.93	142.00	38.00	\$487.93
273	236	1443	312.04	143.89	38.00	\$493.93
274	237	1763	381.24	175.80	38.00	\$595.04
275	235	1630	352.48	162.54	38.00	\$553.02
276	234	1453	314.20	144.89	38.00	\$497.09
277	233	1760	380.59	175.50	38.00	\$594.09
278	232	1442	311.82	143.79	38.00	\$493.62
279	248	1443	312.04	143.89	38.00	\$493.93
280	249	1761	380.81	175.60	38.00	\$594.41
281	250	1453	314.20	144.89	38.00	\$497.09
282	251	1630	352.48	162.54	38.00	\$553.02
283	253	1764	381.45	175.90	38.00	\$595.36
284	252	1443	312.04	143.89	38.00	\$493.93
285	230	1443	312.04	143.89	38.00	\$493.93
286	231	1764	381.45	175.90	38.00	\$595.36
287	229	1630	352.48	162.54	38.00	\$553.02
288	228	1453	314.20	144.89	38.00	\$497.09
289	227	1761	380.81	175.60	38.00	\$594.41
290	226	1443	312.04	143.89	38.00	\$493.93
291	254	1443	312.04	143.89	38.00	\$493.93
292	255	1761	380.81	175.60	38.00	\$594.41
293	256	1453	314.20	144.89	38.00	\$497.09
294	257	1630	352.48	162.54	38.00	\$553.02
295	259	1764	381.45	175.90	38.00	\$595.36
296	258	1443	312.04	143.89	38.00	\$493.93
297	150	1443	312.04	143.89	38.00	\$493.93
298	151	1763	381.24	175.80	38.00	\$595.04
299	149	1630	352.48	162.54	38.00	\$553.02
300	148	1453	314.20	144.89	38.00	\$497.09
301	147	1760	380.59	175.50	38.00	\$594.09
302	146	1443	312.04	143.89	38.00	\$493.93

CHELSEA GARDENS
 STRATA FEE SCHEDULE
 MARCH 1, 2022 - FEBRUARY 28, 2023
 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
303	152	1429	309.01	142.50	38.00	\$489.51
304	153	1608	347.72	160.34	38.00	\$546.07
305	155	1608	347.72	160.34	38.00	\$546.07
306	154	1429	309.01	142.50	38.00	\$489.51
307	144	1443	312.04	143.89	38.00	\$493.93
308	145	1764	381.45	175.90	38.00	\$595.36
309	143	1630	352.48	162.54	38.00	\$553.02
310	142	1453	314.20	144.89	38.00	\$497.09
311	141	1761	380.81	175.60	38.00	\$594.41
312	140	1443	312.04	143.89	38.00	\$493.93
313	156	1426	308.36	142.20	38.00	\$488.56
314	157	1614	349.02	160.94	38.00	\$547.96
315	159	1631	352.69	162.64	38.00	\$553.33
316	158	1453	314.20	144.89	38.00	\$497.09
317	161	1613	348.80	160.84	38.00	\$547.64
318	160	1426	308.36	142.20	38.00	\$488.56
319	5	1442	311.82	143.79	38.00	\$493.62
320	6	1765	381.67	176.00	38.00	\$595.67
321	4	1630	352.48	162.54	38.00	\$553.02
322	3	1453	314.20	144.89	38.00	\$497.09
323	2	1762	381.02	175.70	38.00	\$594.72
324	1	1442	311.82	143.79	38.00	\$493.62
325	9	1439	311.18	143.49	38.00	\$492.67
326	10	1762	381.02	175.70	38.00	\$594.72
327	8	1762	381.02	175.70	38.00	\$594.72
328	7	1439	311.18	143.49	38.00	\$492.67
329	138	1443	312.04	143.89	38.00	\$493.93
330	139	1763	381.24	175.80	38.00	\$595.04
331	137	1630	352.48	162.54	38.00	\$553.02
332	136	1453	314.20	144.89	38.00	\$497.09
333	135	1760	380.59	175.50	38.00	\$594.09
334	134	1443	312.04	143.89	38.00	\$493.93
		367182	952,812.00	439,370.00	106,704.00	\$1,498,886.00

Residential Strata Program Proposal

Insured: The Owners Of Strata Plan LMS1416, Chelsea Gardens
c/o Crossroads Management Ltd., Attn: Ross Ruddick

Policy Period: From: March 1, 2022 To: March 1, 2023

Location(s): 13860, 13870, 13880, 13888 70th Avenue, Surrey, BC V3W 0T4



Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form No. CMWM-DECEMBER-2021, Appraisal: Mar 1, 2022, Year of Cycle: 1	\$160,000,000.	\$25,000.
Equipment/Contents/Leased Security	\$343,000.	
Business Interruption	Not Covered	
Earthquake – Annual Aggregate	\$160,343,000.	15%, Minimum \$250,000.
Flood – Annual Aggregate	\$160,343,000.	\$25,000.
Water Damage		\$50,000.
Sewer Backup		\$50,000.
Exterior Glass Breakage - Frame Construction		\$250.
Exterior Glass Breakage - All Other Construction		\$1,000.
Commercial Glass Breakage		\$1,000.
Canopy Glass Breakage		\$1,000.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$50,000.
Equipment Breakdown - By-laws Included	\$160,000,000.	\$1,000.
Equipment/Contents/Leased Security	\$343,000.	
Business Interruption - Loss of Profits (Gross Rentals)	Not Covered	
Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$10,000,000.	
Non-Owned Automobile	\$10,000,000.	
Advertising Injury Liability	\$10,000,000.	
Medical Payments – Each Person	\$50,000.	
Tenants’ Legal Liability – Any One Premises	\$500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee’s Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$100,000.	
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$15,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary	\$25,000.	Nil.
Employee Dishonesty, Coverage – Form A	\$50,000.	Nil.
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$5,000,000.	
Terrorism and Sabotage Coverage	\$500,000.	\$2,500.
Volunteer Accident Coverage	\$100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$50,000.	
Expense	\$10,000.	
Earthquake Deductible Buy – Down Coverage – Annual Aggregate		Upon Request

Conditions – Property

- **This quote is subject to:**
No active wildfires within a 50km radius at the time of binding
- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost - Not Covered
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

Notable Exclusions & Endorsements

- Property Cyber and Data Endorsement / Property & Equipment Breakdown Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion / Declaration of Emergency Endorsement

Platinum Legal Services Retainer Contract

Per Claim – \$1,500,000 Term Aggregate
Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.
Legal Services Retainer is fully earned
Aggregate Fees Cap per Legal Proceeding
\$1,000,000.