



**MONTHLY COUNCIL
MEETING MINUTES
TUESDAY, AUGUST 24, 2021**

LOCATION/TIME - 1:00PM IN PERSON IN THE FIRESIDE ROOM

Council: Murray Hill, Anita Thompson, Ashley Orton, Norm Reid, Bob Hyde, Cee Mann.

Strata Mgt: Ross Ruddick & Jesse Train

Regrets: Ron Plankeel was unable to attend.

STRATA COUNCIL – 2021/2022

EXECUTIVES

Murray Hill - K406
Bob Hyde - T102
Anita Thompson - W325
Cee Mann - T172
Ashley Orton - T243
Norm Reid - T302
Ron Plankeel - T272

COMMITTEE ASSIGNMENTS

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

CARETAKERS

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

STRATA MANAGERS: CROSSROADS

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

1001- 7445 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

MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED

(1) CALL TO ORDER

Murray Hill, President, and a quorum being present called the meeting to order at 1:00 PM.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the July 27, 2021 meeting. **CARRIED**

(3) CARETAKER REPORT FOR AUGUST 2021

With vacation over for the summer 1 hour back and it felt like I had never left. Other than the ringing of my phone the club house and grounds seem so quiet compared to the 4 children under 6 in my house. It has been great to have my kids and their kids under one roof.

To dog owners please do not use the dumpsters in the Condo's to dispose of dog waste. This is not acceptable and violators will be fined. The penalty we would have to pay, should it be discovered by the disposal company is something we don't want to have happen. No fecal waste of any kind will be tolerated. It is also not acceptable for Town House owners to take their Styrofoam, green waste or garbage to the condos for disposal.

Lately I have had to go through the recycle bins in the condos, to take out items that are not accepted. Plastic must have a 1 -5 triangle mark on it in order to go into the blue bin and nothing can be in a black plastic bag. Anything placed in a bag must be visible. There are to be no wet items or green waste placed in a blue bin and all plastic is to be rinsed before disposing of. Cardboard must be flattened and place in the appropriate container with Styrofoam removed. Styrofoam can be taken to Return It on 72 / 132nd. I have asked this on several occasions but pop/ alcohol bottles and cans should not be put into the blue bins. Putting items that have cash value gives the homeless a reason to hop the fences. Your cooperation is greatly appreciated and since there has been a noticeable increase in mouse feces around the compactor keeping the area clean is a must.

Visitor parking has also become something that needs to be addressed. If a contractor working in one of the condos has a vehicle that is over height (6' 8" or bigger), they will be allowed to park in the sites designated for Town Home owners. Condo owners should let their guests know that there is ample parking in the underground and not to park in the spaces for the town houses. All parking spaces above ground are designated for Town Houses. It is also important to note that if you have guests that are going to be on site for more than a few hours they must display a parking pass on their wind shield with your unit number on it. In many condo developments it is a bylaw requirement that all visitors regardless of how long they are on site must display a valid parking pass. We are trying to eliminate owners with more than 2 cars playing catch me if you can by moving from one parking stall to another. For those that need extra parking, arrangements should be made with other owners, for a fee, to park on driveways that are empty otherwise the only other option is to make space in your garage or parking on the road.

Once again, I would like to remind everyone to make sure that car doors are locked. Trespassing visitors do at times walk through the complex during the night.

A letter of Appreciation was sent to Doug McLeod and his team of emergency responders thanking everyone at Chelsea for their efforts to make all the victims of the fire across the street as comfortable as possible while their homes went up in flames, and that washrooms were made available to all.

For those that use the exercise room please let the office know either by dropping off a note in the mail box at the office door or giving us a quick shout during working hours, if equipment breaks or needs to be repaired. It should not come as

a surprise to staff but should be noted so that arrangements can be made to repair the apparatus and would be greatly appreciated.

If anybody knows anything about turtles, could you let us know so information can be passed along. We believe one of the turtles is ready to lay eggs and will need a nesting box.

You may also have noticed a new cleaner in the club house and condos. His name is Robert and a welcome addition. Enjoy the rest of your summer.

John

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **July 2021** with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**
- b) The Strata Manager provided Council with a report on arrears and fines.

Things have slowed down some which is a good sign. The equipment repair and maintenance in the complex has cost us a lot in the first 5 months.

Apartments \$48,462.25 , Common \$10,111.44 and Clubhouse \$11,847.32 which is over half of our budget in all these areas. Also, the AC units in the Clubhouse for\$34,987.63 and we still have one AC unit left to replace.

Styrofoam and Cardboard can and should be taken to the depot at #110 - 13245 72 Ave they do take it along with all your recyclables.

Our water usage is up considering we are on water restrictions we should be watching how much we use and when we use it. We have used \$75,973.81 for the first 5 months. Our budget for water for the year is \$174,869.00

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

- **Kensington Painting / Carpet Project** – October for the balance of the work by Nova.
- **Cleaners Hired** – The new janitorial firm has commenced work in the clubhouse and the apartments and the work is to Council's satisfaction.
- **Depreciation Report** – Council to review at a separate meeting date in mid-September.
- **Memorial Benches** – Bob Hyde provided the Strata Manager information on memorial benches that have been purchased by owners to commemorate loved ones.



The first model (green) is from Barcoproducts.ca and the phone number is 1-866-538-5848 with a range of other products available. This one currently costs \$749.00 + \$178.47 for the engraved plaque + GST + \$321.43 for shipping. Unassembled. The slats are recycled plastic designed to last 50 years.

The second one is from Costco on-line and costs \$750.00 + GST including shipping. It does not include a plaque but one can be purchased locally at engraving stores.

Owners wishing to donate one for a loved one will still need to reach out to the Strata Council for design and placement approval.

- **Designated Smoking Area for Clubhouse** – The Council discussed the current smoking area in front of the clubhouse and it was agreed that the ashtray location does not comply with our bylaws or the City of Surrey Bylaw. Accordingly, the ashtray will be removed and smokers are advised to use the gazebo where there is an ashtray. The smokers will be expected to properly clean the ashtray. The Council does invite suggestions from smokers as to alternate locations but they need to be aware that all smoking must be 7.5 meters (25 feet) from doors, windows or vents and that we cannot have butts left on the streets or grounds.

(6) CORRESPONDENCE

- a) A new owner was advised of A/C unit bylaw and they did remove the air conditioner unit.
- b) An owner wrote to advise of disagreement of a decision regarding an interpersonal disagreement and the Strata Manager is to correspond with both owners to clarify Council's decision.
- c) An owner wrote to further advise Council of issues that they believe to be violations of the bylaws including ivy privacy screens on balconies, decorative lights that are not Christmas or Halloween lights, The Strata Council does not believe that any of these concerns are bylaw violations and they are not prepared to adopt the role of being "design" police or legislating taste.
- d) An owner wrote to advise of units that have planters or other items on their balcony railings and provided an exhaustive list of units where these items are present. A number of letters have gone out (with a few more to come) requesting removal of those items. There has already been push-back from multiple owners who have received bylaw violation letters. Under the Strata Property Act, a Strata Corporation does have the legal obligation to enforce the bylaws upon receipt of a complaint. Accordingly, upon receipt of this complaint and verification of the unit numbers, the Strata Manager was directed to send out letters requesting removal of these items and many owners have already complied. The Strata Council does sympathize with those owners and does believe that it is appropriate to propose amendments to the existing bylaw at the next AGM. The purpose of the bylaw was to protect both people and property from items that could fall off a balcony railing and was never intended to govern good taste or individuality. The amendment to the bylaw will be designed to permit these items provided that they are securely attached without any danger of falling. As this is only a proposed amendment, the current bylaw will still need to be enforced and all items removed from the top or exterior of balcony railings.
- e) An owner contacted Council regarding an inappropriate letter that had been placed under their door from another unit. Council directed the Strata Manager to correspond with the owner who placed the note informing them that, should they have concerns with another owner, they are to write Council.
- f) An owner wrote to respond to a warning letter received for plants on their balcony railing and had requested that Council allow them to remain. As noted above in subsection d) the Council cannot grant an exemption to the existing bylaw.
- g) Council received a complaint regarding another unit who apparently has a number of caged rodents in their unit. The Council, upon review of the applicable bylaw, determined that it is unenforceable as

the bylaw allows a “reasonable” number of caged animals. Council will propose an amendment for the next AGM to place a finite limit on what is permitted

- h) An owner wrote to advise of a neighbouring unit having ‘junk’ on their balcony. This has all since been removed after the Strata Manager reached out to the owner.
- i) An owner wrote with concerns of the safety of our residents and guests driving out of the front gate due to several large trucks and/or vans parked right at the edge of the driveway. These are the various restoration trucks involved across the street at Canterbury Green. The Strata Manager will reach out to their Strata Manager to request that those vehicles be moved further around the corner.
- j) An owner write to advise of a concrete flower box belonging to a neighbouring unit which is infringing on their driveway making parking their vehicle more difficult. A letter will be sent.

(7) COMMITTEE REPORTS

a) APARTMENTS– NORM

- The new carpet in the Kensington has been put in the centre stairwell. There seems to be some deficiencies that need to be looked at and repaired.
- The Mayfair: The gate has been repaired temporarily. The company is going to send a quote to CrossRoads Management but it has yet to be received.
- The Windsor: nothing to report.
- **Reminder:** The cardboard containers in the apartment buildings are for the apartments only. If townhouse owners continue to use them then the cost will be split between apartments and townhouses.
- **Reminder:** NO DOG FECES are to be put in the compactor in the apartment buildings as this can ruin the compactor and we will be fined \$10,000.00. It ruins the compactor and a fine would then be charged back to you!

b) TOWNHOUSES– MURRAY

- Casp is done the first run of garage doors (approx. 20). There will be a second run (approx. 12) garage doors done in late September of this year.
- Jeff from MorInventive was dealing with various minor repair issues, and spindles on townhouse and was involved in an accident early last week. Once we have determined the length of his absence, we will adjust accordingly. In the meantime, we will have contractors available for emergencies as required.
- True-Level will be back in October to do concrete repairs and/or adjustments as required. If you are having issues with driveway, patio, or walkways cracking, or heaving please put in a work order.
- Murray will be away from August 25 until September 13, during my absence you can contact John Unger or Val Morris for any townhouse emergencies. Bob Hyde will fill in during Murray’s absence.

b) CLUBHOUSE – CEE

- There is much to report with respect to the Clubhouse. First, Cee would like to take this time to thank Val for going the extra mile to help during John’s vacation. As you all know, the Clubhouse is now operational and once again the residents are extremely happy even though there are still some COVID restrictions.
-

- Cee would like to thank Ashley and Barry Miller for replacing all the missing electrical plates that had been removed prior to painting the walls.
- With respect to the janitorial staff, we now have a very nice gentleman assigned to the Clubhouse. As John previously mentioned, his name is Robert and he is very approachable.
- In my discussion with Social Committee, it was agreed that they would hang all the pictures in the Clubhouse as they see fit. Looking at what they have done to date, Cee believes they did a great job. There are a number of pictures that will no longer be used and they are available for owners to bid on to purchase.
- Again, thanks to Ashley and Zenon Jalbert for installing the new speakers in the Fireside Lounge.
- Regarding the "Smoke Pit" outside the Clubhouse, in my search for an appropriate place for smokers, Cee has asked at 20 residents about their thoughts of where we could potentially move it to. All 20 responded by saying that all smokers should go to the gazebo. Cee does agree with them since we have recently spent some good money to upgrade it.
- One last request. As you all know Cee has noted some health concerns and was hoping my clubhouse duties could be shared with my spouse so that things continue to get done until the next AGM where, at the time, Cee will re-assess her remaining on Council. (The Council agreed with this proposal).
- Movie nights can recommence in September.
- Council reviewed the requests from various user groups and, with the exception of one group where their request for a second evening in the library was in conflict (but they were given their second choice of Wednesday afternoon) all other requests were approved and the new list is attached to these minutes. If you see any errors, please contact Ross Ruddick.
- A quote in the amount of \$422.50 for some minor repairs in the clubhouse was approved.

c) **SAFETY AND SECURITY – ASHLEY**

- We had an unauthorized visitor on the 10th, residents are advised to make sure their doors and windows are locked, the same with their vehicles.
- The RV lot was broken into again by cutting a hole in the fence. The fence was patched by Ivan and nothing has been reported stolen.

d) Apex Security has transferred control of all man gates to the Clubhouse. This greatly reduces the maintenance of the FOB system by cutting down the number of changes required when we have a resident change from 4 to 2 or 1. The Enterphone's work has also been done. This allows the panels to be updated from the clubhouse when new residents arrive. Previously this had to be done manually at each enterphone panel.

e) **LANDSCAPING – RON**

Summer season is starting to come to an end, and the Work Orders are starting to slow down. The remaining composted bark mulch, chaffer bug, etc. should be done in September.

With the dry spell there are a few places where the hedging etc. has died.

If they are replaced, with another dry spell, these will be the first to die again unless the irrigation is modified or a dedicated person watering can be found.

Second option, replace with a more drought resistant plant.

f) **SOCIAL COMMITTEE**

Summary of Chelsea Gardens Social Committee Meeting for July 2021

August 4, 2021 - Synopsis of Social Committee Meeting

September 10th – Corn and Hamburgers – Watch for posters.

October 1st - Social Calendar starting– look for the monthly activities calendar

- a) attached to the end of the council minutes
 - b) posted in the mail rooms
 - c) on our blog
 - d) on the TV in the lobby of the clubhouse.
- Speakers – after a short presentation and question period, the Social Committee agreed to purchase a set of 2 new speakers for the Fireside Room. Movie Nights can begin in September.
 - Newcomers' Event – we are in the process of trying to plan our Annual Newcomers' event; however, with Covid still prominent we are concerned with putting people together. Again, watch for posters for further information.

Any event the Social Committee organizes will be done in accordance to Fraser Health and with direction from our Strata council.

g) **ADMINISTRATION**

The Strata Council discussed the recent announcement of the Chief Medical Health Officer regarding the return to masks being required in all indoor common areas and it was **MOVED/SECONDED** and **CARRIED** to pass a Rule that requires them in all indoor common areas at Chelsea Gardens until such time as the Provincial order is rescinded or modified.

This will allow us to impose the same requirement for any election canvassers during the Federal Election. We will also add the request to the posted notices that the canvassers be masked and double vaccinated while campaigning whether indoors or outdoors. We cannot legally make this mandatory but hopefully they will comply.

h) **PONDS AND FOUNTAINS – ASHLEY**

- Regular cleanup has been done in the fishpond and reflection pond. Jack has worked tirelessly on vacuuming both. He has also power washed the gazebo and re-painted the white trim in areas. Thank you, Jack! The hot weather has meant a lot more algae growth and the upper stream will need to be cleaned next. I have been working on tidying the plants and will be repotting the ones that have grown too big for their boots.
- Jack also provided Council a report and recommendations regarding the water features and the gazebo. Ivan will be asked to clean the gutters and Jack is authorized to spend up to \$100.00 to replace the rope lights. Other recommendations will continue to be reviewed by Council.

i) **EMERGENCY PREPAREDNESS – DOUG MCLEOD, Emergency Program Leader**

- Per my discussion this morning with Jesse, we would appreciate it if our monthly Emergency Program Insert in the Council Minutes could be moved ahead of the financial information. We are finding that many residents, although they read or scan the minutes package, they don't go all the way through the minutes to see our insert. We are hopeful that by moving our page ahead, more will actually read it. Council approved this re-ordering of the minutes.

j) **RV LOT – RON**

- RV lot was broken into again. The Council discussed several options to increase the security of the fence and they are not inexpensive. Council will reach out to the RV Committee to put together a plan that would be affordable while effective.
- Also, Marie & Ashley were doing a bit of cleanup in our hobo lot. The neighbouring strata's fence panels are falling apart/ have fallen apart in several places. This allows access to the rest of Chelsea Gardens at multiple points.
- On the opposite side, as mentioned by Murray to council, the fence panels belonging to the daycare are also falling apart. This can be remedied with 2x4s, screws, washers and a few volunteers. That would fix the issue once and for all.

The Strata Manager is to reach out to the adjacent property regarding them repairing their fence.

k) **VOLUNTEERS** – There is nothing to report.

(8) **NEW BUSINESS**

- a) **Door Frame** – The Strata Manager is waiting for a quote on a door frame in an apartment.
- b) **Visitor Parking Passes** – The Council discussed a suggestion from the Caretaker and asked that the Strata Manager obtain pricing for about 50 parking passes that would be signed out from the office whenever an owner was requesting visitor parking in excess of 48 hours.
- c) **First District Quotes** – The Council reviewed three quotations from District Mechanical and, while they approved one of them, they tabled the other two and asked the Strata Manager to have a representative take part in the next Wednesday informal meeting to clarify and answer some questions.
- d) **Crack in Swimming Pool Base** – This will be investigated in the spring when the liner is planned to be replaced.
- e) **Rodents – New Provincial Restrictions** – The Council was advised that, due to new Provincial regulations, all pest companies are limited on the strength of the rodenticides they use. Rodent activity will be monitored as the service frequency may need to be increased.
- j) **Roadway Cracks** – The Strata Manager will be soliciting quotations for addressing minor roadway cracks in the asphalt in the summer of 2022.
- k) **Fireplace Servicing** – We will be posting sign-up sheets for owners interested in having their gas fireplaces serviced by Klayne and Company. This company did exceptional work for many owners last year.

(9) **ADJOURNMENT**

The meeting was adjourned at 3:12 PM.

The next Council meeting is Tuesday, September 28, 2021 at 1:00 PM –it will be held in person in the Fireside Room



CHELSEA GARDENS EMERGENCY PREPAREDNESS

August 2021

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

On August 4th, as many Chelsea Gardens residents observed, a major fire occurred across the street at Canterbury Green. Our thanks to many of our residents who assisted the people who were forced out of their homes. Several important lessons can be learned from this event.

Three young men entered our open main gate and were observed walking around. They were confronted and told to leave. In your rush to assist our neighbours did you remember to lock your own front door? Several people later admitted that they hadn't. Remember, security is everyone's responsibility.

It is estimated that some Canterbury Green residents may be out of their homes for 18 to 24 months. Have you checked your home insurance policy? Policy issues to consider include amount of coverage for Strata imposed loss deductibles, coverage for betterments (i.e., improvements over original construction) and forced out-of-home living expenses (possibly for 2 years.) Additional living expenses, on most policies, are usually about 50% of the amount you have for coverage of your personal possessions so, although there is no time limit, it could reach that amount for a lengthy period of time that you would be out of your unit in a major insurance event. The strata corporations insurance policy would then be used (after you exhausted the limit on your content policy) to a limit of \$50,000 per unit but an aggregate limit of one million.

All of the displaced residents were provided with overnight accommodation for a few days. Do you have a plan for where you would go to live for several months? Do you have a small Grab-and Go bag packed with medications and other necessities that you could grab as you are being forced out of your home for your own safety? Have you got a copy of the Chelsea Gardens Emergency Preparedness Guide that was prepared by the Emergency Preparedness Team for all Chelsea Gardens residents? Have you read this guide recently? Are you ready? Contact Doug McLeod (see below) if you have any questions about personal preparedness.

Volunteers are always needed because many Chelsea residents travel, so please get involved in any way, and call Doug McLeod (Head of the Emergency Program Leadership Team) at 604-996-3504 or email Doug at kdmcleod@telus.net . All Chelsea volunteers would love to have you on board.

MANDATORY MASK WEARING NOW IN EFFECT

Based on the order of the Chief Medical Health Officer of BC, Masks are now required in all public buildings and this does include strata corporations. Please wear one when in ALL areas of the clubhouse and Condo buildings Thank you for your cooperation with this new requirement. Stay safe everyone. Owners accessing the pub and Fireside Room for social activities may remove masks when seated but are not to “table hop”.



COVID – 19 GUIDELINES

- ✚ Wash your hands frequently.
- ✚ Stay away from crowded spaces.
- ✚ Avoid touching your eyes, nose and mouth.
- ✚ Cover your cough either with a tissue or into your elbow.
- ✚ Stay at home as much as possible.
- ✚ Practice social distancing of at least 2 meters or 6 feet.
- ✚ Wear a mask, covering your nose and mouth, when out in common areas.
- ✚ Use gloves or keys when touching commonly used surfaces or items such as elevator buttons, door handles, etc.
- ✚ Wipe down surfaces with disinfectant or Lysol wipes. Dispose of these in the garbage and not down toilets.
- ✚ Stay current with safety information by watching the updates from Dr. Bonnie Henry.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
July 2021

Page 1
08/17/2021
03:16 PM

AS OF THE 5TH MONTH ENDING JULY 31, 2021

Prepared For: _____
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#1001 - 7445 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1025-0000 Bank - Westminster - Contingency	937,147.89
1038-1260 WSCU GIC - 1.85% - Aug.22/21	509,250.00
1038-1261 WSCU GIC - 1.85% - Aug.22/21	509,250.00
1038-1264 WSCU GIC - 1.85% - Sep.1/21	305,550.00
1106-0000 Insurance Claim Receivable	162,547.16
1109-0100 Due to CRF from Operating-Insurance	371,221.10

TOTAL ASSETS

2,794,966.15

LIABILITIES

2010-0000 Accounts Payable	39,418.75
2012-2500 Accrued Expenses	74,234.31

TOTAL LIABILITIES

113,653.06

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	112,227.13

TOTAL OWNERS' EQUITY

2,681,313.09

TOTAL LIABILITIES AND EQUITY

2,794,966.15

Date: AUG. 17/2021
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
July 2021

AS OF THE 5TH MONTH ENDING JULY 31, 2021

Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#1001 - 7445 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	70,122.50	70,122.50	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.83	0.00	0.00	152,559.15	152,559.15	0.00	0.00	366,142.00
TOTAL	44,536.33	44,536.33	0.00	0.00	222,681.65	222,681.65	0.00	0.00	534,436.00
4031-0000 Interest Income	1,980.52	0.00	1,980.52	0	33,798.98	0.00	33,798.98	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	4,375.00	0.00	4,375.00	0	0.00
TOTAL	2,855.52	0.00	2,855.52	0	38,173.98	0.00	38,173.98	0	0.00
TOTAL INCOME	47,391.85	44,536.33	2,855.52	6.41	260,855.63	222,681.65	38,173.98	17.14	534,436.00
6276-2021 Windsor Interior Improve	44,752.62	14,291.67	-30,460.95	-213.1	44,752.62	71,458.35	26,705.73	37.37	171,500.00
6277-2021 Apartment Urgent Repair	0.00	6,666.67	6,666.67	100.0	20,075.77	33,333.35	13,257.58	39.77	80,000.00
TOTAL EXPS. BEFORE UTILITIES	44,752.62	20,958.34	-23,794.28	-113.5	64,828.39	104,791.70	39,963.31	38.14	251,500.00
TOWNHOUSE EXPENSES									
6342-2021 2021 Townhouse Envelo	5,992.00	6,666.67	674.67	10.12	37,555.68	33,333.35	-4,222.33	-12.67	80,000.00
6344-2021 Garage Doors	0.00	2,916.67	2,916.67	100.0	2,326.80	14,583.35	12,256.55	84.04	35,000.00
6345-2021 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	0.00	83,333.35	83,333.35	100.0	200,000.00
TOTAL OPERATING EXPS. - T.H.	5,992.00	26,250.01	20,258.01	77.17	39,882.48	131,250.05	91,367.57	69.61	315,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6510-2021 Depreciation Report	8,930.00	1,000.00	-7,930.00	-793.0	8,930.00	5,000.00	-3,930.00	-78.60	12,000.00
TOTAL REPAIR & MAINT.	8,930.00	1,000.00	-7,930.00	-793.0	8,930.00	5,000.00	-3,930.00	-78.60	12,000.00
RECREATION CENTRE - COMMON									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	34,987.63	17,500.00	-17,487.63	-99.93	42,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,500.00	3,500.00	100.0	34,987.63	17,500.00	-17,487.63	-99.93	42,000.00
TOTAL COMMON EXPENSES	8,930.00	4,500.00	-4,430.00	-98.44	43,917.63	22,500.00	-21,417.63	-95.19	54,000.00
TOTAL EXPENSES	59,674.62	51,708.35	-7,966.27	-15.41	148,628.50	258,541.75	109,913.25	42.51	620,500.00
NET INCOME (LOSS)	-12,282.77	-7,172.02	-5,110.75	-71.26	112,227.13	-35,860.10	148,087.23	412.9	-86,064.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
July 2021

AS OF THE 5TH MONTH ENDING JULY 31, 2021

Prepared For:
 Strata Plan LMS1416
 Surrey, BC

 Surrey, BC

Prepared By:
 Crossroads Management Ltd.
 #1001 - 7445 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	60,985.76
1027-0000 Bank - Water Surcharge	79,201.15
1028-1300 Bank - Golf Tournament Funds	3,106.24
1029-0000 Bank - Apt Utilities	3,160.91
1030-0000 Bank - Exercise Room	1,213.63
1040-0000 Bank - Social Committee	5,740.02
1200-0000 Prepaid Insurance	371,221.10
1205-0000 Prepaid Expenses	842.17
1300-0000 Accounts Receivable	<u>2,810.46</u>

TOTAL ASSETS

528,498.79

LIABILITIES

2010-0000 Accounts Payable	74,727.91
2014-0000 Accrued Water & Sewer	14,572.42
2017-0000 Social Committee Fund	5,740.02
2018-0000 Exercise Room	1,213.63
2019-0000 Golf Tournament Fund	3,106.24
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0003 Due to Contingency-Insurance	371,221.10
2170-0000 Vacation Payable	4,243.27
2250-0000 Pre-Paid Fees	<u>678.72</u>

TOTAL LIABILITIES

476,769.31

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	42,172.60
3510-0000 Net Income - Current Year	11,732.03
3510-2000 Net Income - Utilities	-5,402.49
3510-3000 Net Income - Water & Sewer	<u>3,227.34</u>

TOTAL OWNERS' EQUITY

51,729.48

TOTAL LIABILITIES AND EQUITY

528,498.79

Date: AUG. 17/2021
 Accountant: [Signature]
 Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
July 2021

AS OF THE 5TH MONTH ENDING JULY 31, 2021

Prepared For:

Strata Plan LMS1416
 Surrey, BC

 Surrey, BC

Prepared By:

Crossroads Management Ltd.
 #1001 - 7445 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	58,522.17	0.13	0.00	292,612.58	292,610.85	1.73	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-70,122.50	-70,122.50	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	487.00	458.33	28.67	6.26	2,410.00	2,291.65	118.35	5.16	5,500.00
4015-0100 EV Charging	30.00	0.00	30.00	0	90.00	0.00	90.00	0	0.00
4021-0000 Miscellaneous	0.00	0.00	0.00	0	0.20	0.00	0.20	0	0.00
4022-0000 Move in/out	400.00	66.67	333.33	499.9	1,400.00	333.35	1,066.65	319.9	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	7,373.75	7,373.75	0.00	0.00	17,697.00
TOTAL	46,889.55	46,497.42	392.13	0.84	233,764.03	232,487.10	1,276.93	0.55	557,969.00
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	536,810.00	536,810.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.83	0.00	0.00	-152,559.15	-152,559.15	0.00	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	15,338.75	15,338.75	0.00	0.00	36,813.00
TOTAL	79,917.92	79,917.92	0.00	0.00	399,589.60	399,589.60	0.00	0.00	959,015.00
OTHER									
4040-0000 Rental - Fireside Lounge	0.00	41.67	-41.67	-100.0	0.00	208.35	-208.35	-100.0	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	0.00	333.33	-333.33	-100.0	40.00	1,666.65	-1,626.65	-97.60	4,000.00
4055-0000 R.V. Parking	780.00	733.33	46.67	6.36	3,650.00	3,666.65	-16.65	-0.45	8,800.00
4061-0000 Bylaw Fines	150.00	0.00	150.00	0	400.00	0.00	400.00	0	0.00
4065-0000 Interest Income	62.59	58.33	4.26	7.30	879.52	291.65	587.87	201.5	700.00
4066-0000 Remote Control Sale	225.00	125.00	100.00	80.00	635.00	625.00	10.00	1.60	1,500.00
4084-0000 Keys	20.00	0.00	20.00	0	40.00	0.00	40.00	0	0.00
TOTAL OTHER	1,837.59	1,891.66	-54.07	-2.86	8,644.52	9,458.30	-813.78	-8.60	22,700.00
TOTAL INCOME	128,645.06	128,307.00	338.06	0.26	641,998.15	641,535.00	463.15	0.07	1,539,684.00
TOWNHOUSE EXPENSES									
6030-0000 Apt Janitor/Contract Ser	25.00	1,700.00	1,675.00	98.53	6,625.00	8,500.00	1,875.00	22.06	20,400.00
6208-0000 Building Maint. - Apartm	157.50	3,333.33	3,175.83	95.27	5,067.96	16,666.65	11,598.69	69.59	40,000.00
6215-0000 Equipment Maint.-Apart	1,975.91	5,167.50	3,191.59	61.76	48,462.25	25,837.50	-22,624.75	-87.57	62,010.00
6268-0050 Elevator Maint. - Apartm	1,416.84	1,458.33	41.49	2.85	7,232.30	7,291.65	59.35	0.81	17,500.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	500.00	100.0	1,479.94	2,500.00	1,020.06	40.80	6,000.00
6279-0000 Garbage Pick-up - Apts.	3,979.59	2,175.00	-1,804.59	-82.97	10,984.68	10,875.00	-109.68	-1.01	26,100.00
TOTAL EXPS. BEFORE UTILITIES	7,554.84	14,334.16	6,779.32	47.29	79,852.13	71,670.80	-8,181.33	-11.42	172,010.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	59,193.75	60,350.00	1,156.25	1.92	144,840.00
6425-0000 Drainage Repair & Maint	0.00	1,250.00	1,250.00	100.0	5,544.00	6,250.00	706.00	11.30	15,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	6,483.47	6,250.00	-233.47	-3.74	15,000.00
6440-0000 Irrigation System	225.31	333.33	108.02	32.41	741.04	1,666.65	925.61	55.54	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.0	0.00	4,166.65	4,166.65	100.0	10,000.00
TOTAL LANDS. & GROUNDS	12,064.06	15,736.66	3,672.60	23.34	71,962.26	78,683.30	6,721.04	8.54	188,840.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	3,714.79	1,583.33	-2,131.46	-134.6	8,966.81	7,916.65	-1,050.16	-13.27	19,000.00
6515-0000 Equipment Rep. & Maint	1,053.42	1,333.33	279.91	20.99	10,111.44	6,666.65	-3,444.79	-51.67	16,000.00
6520-0000 Supplies Equipment - Co	235.20	466.67	231.47	49.60	372.90	2,333.35	1,960.45	84.02	5,600.00
6525-0000 Supplies Maintenance-C	974.44	375.00	-599.44	-159.8	1,751.84	1,875.00	123.16	6.57	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	43.12	208.35	165.23	79.30	500.00
6535-0000 Enterphone and Security	115.72	791.67	675.95	85.38	2,260.29	3,958.35	1,698.06	42.90	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	322.02	1,250.00	927.98	74.24	3,000.00
6565-0000 Pest Control - Common	503.99	666.67	162.68	24.40	3,777.21	3,333.35	-443.86	-13.32	8,000.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)
July 2021

AS OF THE 5TH MONTH ENDING JULY 31, 2021

	<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	12,768.08	0.00	0.00	63,840.40	63,840.40	0.00	0.00	153,217.00
9262-0000 Utilities Interest Income	10.91	0.00	10.91	0	34.22	0.00	34.22	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	12,778.99	12,768.08	10.91	0.09	58,773.16	58,739.40	33.76	0.06	148,116.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,549.00	2,500.00	-49.00	-1.96	12,608.96	12,500.00	-108.96	-0.87	30,000.00
9365-0000 Electricity Windsor	1,633.00	1,691.67	58.67	3.47	8,081.83	8,458.35	376.52	4.45	20,300.00
Total Electricity - Apart.	4,182.00	4,191.67	9.67	0.23	20,690.79	20,958.35	267.56	1.28	50,300.00
Gas - Apartments									
9410-0000 Gas - Mayfair	1,009.11	1,716.67	707.56	41.22	8,715.26	8,583.35	-131.91	-1.54	20,600.00
9420-0000 Gas - Kensington	1,866.31	3,226.33	1,360.02	42.15	17,731.40	16,131.65	-1,599.75	-9.92	38,716.00
9430-0000 Gas - Windsor	1,505.98	3,208.33	1,702.35	53.06	17,038.20	16,041.65	-996.55	-6.21	38,500.00
Total Gas - Apartment	4,381.40	8,151.33	3,769.93	46.25	43,484.86	40,756.65	-2,728.21	-6.69	97,816.00
TOTAL UTILITIES - APARTMENT	8,563.40	12,343.00	3,779.60	30.62	64,175.65	61,715.00	-2,460.65	-3.99	148,116.00
NET INCOME (LOSS) UTILITIES	4,215.59	425.08	3,790.51	891.7	-5,402.49	-2,975.60	-2,426.89	-81.56	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,564.83	5,564.83	0.00	0.00	27,824.15	27,824.15	0.00	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	40,692.50	40,692.50	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	63.85	0.00	63.85	0	255.93	0.00	255.93	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	13,767.18	13,703.33	63.85	0.47	79,201.15	78,945.65	255.50	0.32	174,869.00
WATER EXPENSE									
9850-0000 Water Usage	14,572.42	14,572.42	0.00	0.00	75,973.81	72,862.10	-3,111.71	-4.27	174,869.00
TOTAL WATER	14,572.42	14,572.42	0.00	0.00	75,973.81	72,862.10	-3,111.71	-4.27	174,869.00
NET INCOME (LOSS) WATER	-805.24	-869.09	63.85	7.35	3,227.34	6,083.55	-2,856.21	-46.95	0.00



CLUBHOUSE ROOMS GROUP SCHEDULE

For September 2021 – December 2022

Group	Time	Contact & Phone Number
LIBRARY		
Chelsea Singers	Monday @ 6:30 pm - 8:30 pm Sep – Dec	Yvonne Brennan 604-594-6178
Arts and Crafts	Monday @ 12:30 pm - 4:00 pm	Marie Orton 604-503-3703
Emergency Prep	3rd Tuesday @ 10:30 am - 11:30 am	Arvilla Schneider 778-593-2525
Bible Study	Tuesday @ 7:00 pm - 9:00 pm Jan - May & Sep – Dec	Barry Miller 604-597-4497
Social Committee	1st Wednesday of every month @ 10:15 am - 12:00 pm Jan - Jun and Sep – Nov	Barb Parker 604-596-0370
The Scribbler	3rd Wednesday of every month @ 10:30 am - 12:00 pm Jan - May and Sep – Dec	Joei Hossack 778-228-0616
Bible Study	Wednesday afternoon	Barry Miller 604-597-4497
Bible Study	Wednesday @ 7:00 pm - 9:00 pm Jan - May & Sep – Dec	Barry Miller 604-597-4497
Whist	Wednesday @ 7:00 pm - 9:30 pm	Marlene Purdy 604-590-5265
Euchre	Thursday @ 7:00 pm - 9:30 pm	Marlene Purdy 604-590-5265

FIRESIDE		
Exercise Class Weights & Bands	Monday @ 9:00 am - 9:30 am Jan - Apr & Oct – Dec	Simone Tait 604-596-9708
Walk Away Exercise	Monday @ 9:30 am - 10:15 am Jan - Apr & Oct – Dec	Gerry Helmer 604-594-7754 / Don McKenzie 604-596-2818
Canasta	Monday @ 6:45 pm - 10:00 pm	Kay Oldman 604-596-9877
Osteo Fit	Tuesday & Friday @ 9:00 am - 9:30 am Jan - May & Oct – Dec	Diana Klein 604-594-4703
Duplicate Bridge	Tuesday @ 6:30 pm - 9:30 pm Jan - May & Sep – Dec	Gladys Zeminanski
Fun Dance	Wednesday @ 12:30 pm - 5:00 pm from September	Margy Jalbert 604-593-8631
Coffee	Wednesday @ 9:45 am	Social Committee
Exercise Class Weights & Bands	Thursday @ 9:00 am - 9:30 am Jan - Apr & Oct – Dec	Simone Tait 604-596-9708
Walk Away Exercise	Thursday @ 9:30 am - 10:15 am Jan - Apr & Oct – Dec	Gerry Helmer 604-594-7754 / Don McKenzie 604-596-2818
Fun Dance	Thursday @ 3:30 pm - 5:00 pm until September	Margy Jalbert 604-593-8631
Contract Bridge	Thursday @ 6:45 pm - 10 pm	Colette Gibson 778-218-9739
Osteo Fit	Friday @ 9:00 am - 9:30 am Jan - Apr & Oct – Dec	Diana Klein 604-594-4703
Singalong	3rd Friday Jan - Nov @ 5:30pm	Dave Pritchard 604-592-0499 / Ray Schneider 778-593-2525
Movie Night	Sunday @ 6:00 pm - 10:00 pm (every 3 weeks)	Ashley Orton 604-503-3703

POOL ROOM / PUB		
Ladies Pool	Monday Evening - 6 pm - 9 pm	Patricia Sater 604-808-8243
Snooker/Pool/Billiards	Anytime	Dave Pritchard 604-592-0499 / Nancy Wright 604-501-2996
Pub Night	Friday @ 5 - 7pm - TBA	Social Committee

UPPER CARD ROOM		
Poker	Wednesday @ 6:00 pm - 10:00 pm	Lloyd Anderson 604-507-8344

POOL		
Water Exercises	Monday to Friday @ 9:00 am - 10:00 am - May – Sept	Maria Forintos 604-590-9226
Water Volleyball	Monday @ 6:15 pm - 8:00 pm May – Sept	Cindy Herbstreit 778-591-3512


September 2021



Sun Mon Tue Wed Thu Fri Sat

It is now mandatory to wear masks in the clubhouse

To have your activity listed on the calendar, please apply to council. Applications can be found with July's council meeting minutes or on the Chelsea Blog.

5		6 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 6:30pm	7 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	8 Fun Dance 1-3 Bible Study 1:00 pm Whist 7 pm Poker 6 pm	9 Euchre 7 pm Bridge 6:45 pm	10 Corn & Burgers Dinner See side bar for times	11
12	Movie Night 7:00 pm 	6 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 6:30pm	14 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	15 Fun Dance 1-3 Bible Study 1:00 pm Whist 7 pm Poker 6 pm	16 Euchre 7 pm Bridge 6:45 pm	17 Pub night BYOB 4:30 pm	18
19		6 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 6:30pm	21 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm Emerg. Prep 10:30 am	22 Fun Dance 1-3 Bible Study 1:00 pm Whist 7 pm Poker 6 pm	23 Euchre 7 pm Bridge 6:45 pm	24 Pub night BYOB 4:30 pm	25
26		27 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm Singers 7 pm	28 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	29 Fun Dance 1-3 Bible Study 1:00 pm Whist 7 pm Poker 6 pm	30 Euchre 7 pm Bridge 6:45 pm	Play Snooker / Pool / Billiards Anytime	

SEPTEMBER SPECIAL EVENTS
at a glance

- Sept 12 - Movie Night 7:00pm
- Sept 10 - Corn & Burgers Dinner with Dessert Pick-up times
1. 5:00 - 6:00pm
2. 6:00 - 7:00pm

EXERCISES Classes

- Monday through Friday 9:00am Pool Exercises until pool closes
- Monday 6:15 pm Pool Volleyball
- Monday & Thursday after pool closes 9:00am Weights and Bands 9:30
- Walk Away the Pounds
- Tuesday & Fridays 8:00 am Oislee