



# MONTHLY COUNCIL MEETING MINUTES

TUESDAY, SEPTEMBER 28, 2021

## LOCATION/TIME - 1:00PM BY ZOOM CONFERENCE

**Council:** Murray Hill, Anita Thompson, Ashley Orton, Norm Reid, Ron Plankeel, Cee Mann.  
**Strata Mgt:** Ross Ruddick & Jesse Train  
**Regrets:** Bob Hyde 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-Monday to Thursday  
Valerie Morris Nights/Weekends  
(604) 834-4578 [chelseagardens1416@gmail.com](mailto:chelseagardens1416@gmail.com)

## STRATA MANAGERS: CROSSROADS

Strata Manager: Jesse Train [jesse@crpm.ca](mailto:jesse@crpm.ca)  
Senior Strata Manager: Ross Ruddick [ross@crpm.ca](mailto: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](http://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 1:02 PM.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the August 24, 2021 meeting. **CARRIED**

**(3) CARETAKER REPORT FOR AUGUST 2021**

Well, it's been quite a month for rodents and although I think we are slowly coming to grips with the infestation it is important to remember to keep garage doors and holes in your home such as under the sinks etc., packed with steel wool or foam insulation to keep our furry friends out. This has been a year with unusual amount of activity.

Drains and gutters are a continual issue. If you see water backing up or overflowing, please let us know so we can either come and unplug the gutters or have someone scope and clean our down drains.

With wet weather back in our forecast, if you start to see water stains on your ceiling it is important to let us know as quickly as possible. Areas under flat roofs are particularly vulnerable such as those above garages.

Heat issues in the units are in most cases to do with your zone valves or with the thermostat not sending information to the zone valve. Aloyd is no longer doing this work for us so call Daniel from Westech Plumbing as a possible alternative.

When you see strangers walking around the complex at night do not hesitate in calling 911. It is also important to note that when entering the condos with your vehicle that you remain on watch until the door has closed completely. The Mayfair had an incident recently where someone on their bike came in following a vehicle. Once into the building he realized that he needed a fob to get out of the elevator parkade lobby and proceeded to pry open the door causing damage to the door and drywall. Please be diligent.

We will be shutting down the hot tub in the near future once a schedule has been determined. We have a leak on the bottom side which needs to be dealt with and is showing no sign of slowing down. Garbage is still an ongoing issue and it is important to know what is recycling and what can't be thrown into the blue bins. There is way too much construction material, Styrofoam (still), and cash value recyclables going into the blue bins. There will be an announcement as to a date for a disposal bin (not Trash and Treasure) for October. **Wednesday to Friday Oct 13-15.**

There has been a question of whether flu shots will be administered here this year on site and Sommerset Pharmacy will, once they receive confirmation of availability, send sign-up sheets but they must limit us to two days and ask that you be fully vaccinated and that priority goes to those who are not able to go off-site for flu shots.

Maintenance is an ongoing challenge and the program Ashley developed for our work orders has been a valuable tool and thanks for that.

Please note that a company called All West Plumbing has been contacting owners about fireplace servicing. This company was not the one approved by the Council...use at your own risk!

Have a great Thanksgiving!

John

#### (4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **August 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.

Overall, we are in better shape than we have been all year.

Our water and gas usage are still up so please be aware if you have your fireplace on please close windows and doors.

The garbage in the apartments is still an ongoing problem. The compactor continually gets blocked with Styrofoam and people not pushing the button to push it down. This is costing us more money as someone must unblock it and most times it takes over a half hour. Our compactor bills are about \$700.00 per month and with the amount of recycling we can do, we should not have that much in the compactors. This is in addition to our organics and recycling that gets picked up that also costs. If you recycle it costs much less. Styrofoam and anything recyclable are to be taken to the depot at #110-13245 72 Ave Surrey its not that far! This does affect your Strata Fees.

- c) **GIC** – It was **MOVED** and **SECONDED** to place the funds from an expiring GIC into the CRF bank account since the interest rate is higher than offer with a GIC. **CARRIED**

#### (5) BUSINESS ARISING FROM PREVIOUS MINUTES

- **Kensington Painting / Carpet Project** – This is underway but is being done on wet days when Nova is available as they still have other exterior projects elsewhere. The Council did ask the Strata Manager to discuss the baseboard painting process.
- **Windsor Painting / Carpet** – The Council requested that the Strata Manager obtain pricing to replace the common area smoke detectors in the Windsor.
- **Depreciation Report** – Council and the Strata Manager is to review – Monday, October 4<sup>th</sup>, 2021 – 1:00 PM via Zoom.
- **Parking Passes** – The Council discussed the printing of two laminated visitor parking passes for each townhouse and apartment unit that would be displayed on the dashboards of visitor vehicles. Owners would provide these passes to their guests so that staff can contact the Chelsea owner should there be a violation of the guest parking time limitation or improper use by an owner. It was **MOVED** and **SECONDED** to enlist the UPS store #88 to make the parking passes at \$250.00 for 800 + pieces. **CARRIED**

#### (6) CORRESPONDENCE

- a) An owner wrote to inquire of bylaw: Use of Property 3(5)(a) and possible changes to be proposed for that bylaw. While the Council appreciates the feedback, they will leave it to the owner to speak against the proposed bylaw amendment at next year's AGM.
- b) An owner wrote to contest a warning letter received for Nuisance bylaw. The Strata Manager will respond to this owner.
- c) An owner wrote to follow up on a work order regarding landscaping and a retaining wall. The same owner also wrote regarding rodents. The retaining wall will be replaced in early October and the rodent issue is being addressed. The Council is satisfied with the landscaping work (a replacement cedar) and no further work will be done.

- d) An owner wrote regarding mice entering her unit. This was taken care of.
- e) An owner wrote thanking Council for their hard work and did suggest that photos of Council members be posted in the clubhouse. The Council appreciates the kind words but think that photos are not necessary as they do ask that all owner communications and service requests be put in writing so that there is a proper paper trail for follow-up.
- f) An owner wrote regarding a mice problem in her unit. This will be followed up by John.
- g) An owner wrote to report a neighbour below smoking on their balcony allowing the smoke to enter her unit. Without knowing the exact unit, the Council is not in a position to send a letter but all owners are reminded that there is no smoking permitted on any balcony or any area that is within 25 feet of a door, window or vent of any adjacent units.
- h) An owner wrote with concerns of the last council meeting minutes. Council does have an obligation to accurately report any correspondence in the minutes. Council also notes that owners should not be attempting to direct any contractor working at Chelsea Gardens and, instead, are to report any concerns to the Strata Managers.
- i) An owner wrote to request a slight time change for the Monday night canasta held at the club house. This was approved.
- j) An owner noted the bylaw about parking rules not being followed in the RV Lot. This will be addressed at the next AGM.
- k) Request for Service Work 9049 regarding driveway cracks – received and noted.

## **(7) COMMITTEE REPORTS**

### **a) APARTMENTS– NORM**

- The Windsor Apartments - The front and parkade doors have been repaired.
- The Kensington – The baseboards are starting to be installed and the paint deficiencies will be corrected.
- The Mayfair – The entry gate torsion springs have been replaced.

### **b) TOWNHOUSES– MURRAY**

- There will be a second run (approximately 12) garage doors done in October of this year by Casp. If your door needs replacing, please put in a work order.
- We will also be getting Tru-Level in for cracks in driveways and walkways. If you have issues or believe that cracks on your driveway should be addressed, please put in a work order immediately so that a priority list can be prepared for Tru-Level.
- We had a drainage issue between townhouses 159-162 – This has been resolved.
- We have a drainage issue at townhouse 114 and a water leak in front of townhouse 303 to be looked at this week.

### **c) CLUBHOUSE – CEE**

- Cee noted a number of minor issues to be addressed.

### **d) SAFETY AND SECURITY – ASHLEY**

- On the 19<sup>th</sup> around 11:30 pm, we had a break in to a resident's truck and some items were taken.

As mentioned before, these incidents seem to be targeted at vehicles that are unlocked. This is a reminder to ensure that, if your vehicle is parked out in the open, it should be locked and no valuables visible.

- The neighbouring strata fence to the left of the RV lot is in bad shape and several panels are missing, allowing access to Chelsea Gardens from their grounds. CrossRoads had reached out to their strata and they have done the repairs. Ashley would like to engage some volunteers to improve on those fixes and the Strata Manager will ask for permission to do so.

e) **LANDSCAPING – RON**

- Proposal to light the Wisteria walkway enhancing safety and security for all. The existing lighting in the walkway is limiting and not working efficiently to provide a safe environment for those that walk the path. This would add to the property value having good lighting where people walk all the time. The lights would run just under the hand railing, would be attached by zap straps. Mid-level lighting easy access when in need of replacement. The lights will not interfere with resident's quality of life, they will not shine into their homes. The lights are directed in a downward motion towards the walking path. With the entire path lit from end to end, it will feel much safer to walk through there.
- No more than \$1,000.00, LED low wattage rope light – requiring approximately 300 feet of lighting. These lights are all weather, can work at -40c. Photocell – so the lights run dusk to dawn. An assessment of the existing power for adapting a junction box with covered receptacle will be required. To the best of our knowledge all work will be able to be done by our amazing team of volunteers. Ron will confirm pricing and then go back to Council.
- The Chaffer beetle area has been treated and will be monitored.
- The composted mulch will be completed in the next month and a cedar tree at one unit has been replaced to Council's satisfaction.
- Council received a quote from McConkey to prune and remove some dead branches to give building clearance . It was **MOVED** and **SECONDED** to accept the quotation from McConkey Arborist Services Ltd. in the amount of \$1,000.00. **CARRIED**
- It was **MOVED** and **SECONDED** to accept the quotation from McConkey Arborist Services Ltd. in the amount of \$262.50 to remove the old stump located in garden bed behind Unit 276. **CARRIED**

f) **SOCIAL COMMITTEE**

**Summary of Chelsea Gardens Social Committee Meeting for September, 2021**

- **Social Calendar** – 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 and
  - d) on the TV in the lobby of the clubhouse.
- **Newcomers Event** – we are still planning our annual Newcomers event and hope to set a date soon; however, with Covid-19 still prominent we are concerned with putting people together. Again, watch for posters for further information.
- **Social Committee Newsletter** – We are looking for a new editor for the Chelsea Gardens' Newsletter. Carole says that she would like to step down from the position but will assist her replacement in settling in. She will do a Chelsea Today blog post and a poster with more particulars about the job.

- Going forward, and to keep consistency, we would like to keep the same people for decorating in the club house as follows: Sharon Hendrix, Terry Hyde, Anita Thompson and Barb Parker. We will also keep Cee informed as we progress.

The Social Committee would like council to come up with a plan about watering the hanging baskets and Boulevard next year. This year 3 couples have been doing it and it is not working. The hose at the clubhouse does not reach the front. The two times a week watering is not enough. Council will work on this. - Council discussed this and Irrigation will be on everyday to water these areas.

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

**g) ADMINISTRATION**

- No report.

**h) PONDS AND FOUNTAINS – ASHLEY**

- Fish are slowing down and getting ready for hibernation. Anna donated a plastic pool enclosure to the pond. The plan is to provide a small, separate area to house the turtles for the winter. It will have a small heater to ensure the turtles don't freeze. Again, thanks to the volunteers like Gerry, Jack and Anna that make this all work.

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

- Doug McLeod attended the meeting via Zoom to present a proposal regarding Townhouse Emergency Meeting Places. The Council approved the plan and locations.

**j) RV LOT – RON**

- Security Enhancements - Nothing new to report, we have not had any feedback yet on the proposal of steel panels or cement made in August to improve security.

**k) VOLUNTEERS –**

- A group of owners asked Council for permission to install some solar lights at their expense for the bridge and a chair poolside in memory of Bob Greenwood. Council requested that the Strata Manager open discussions with them to obtain additional information.

**(8) NEW BUSINESS**

- a) **Disposal Bin** - Council approved bringing in a disposal bin (just junk...not a Trash or Treasure format) scheduled for October 13<sup>th</sup> to 15<sup>th</sup> and is only for junk disposal. Notices will be posted as to what is and what is not permitted. The gates are to be closed to ensure we are not accepting junk from outsiders.
- b) **Landscaping Quote** - Council had requested the Strata Manager obtain competitive quotations for landscaping servicesso as to ensure that we are getting good value from the current contractor. Upon reviewing one quote, the Council is satisfied that our current contract is better priced for similar or better service.

- c) **Telus Discounts** - Owners are to call into TELUS every year to re-establish their discount. They are supposed to just indicate that they live in a CrossRoads building and the discount will be re-applied for the year. They can call 604-310-3343 or 1-866-667-9749. Existing clients can also submit their information online here: [telus.com/mdulead](https://telus.com/mdulead) and an agent will process their request within 48 hours.
- d) **Maintenance / Preventative Plan – Leaves / Debris** – Council requested that the Strata Manager obtain quotations for a set schedule of cleaning out storm drains.
- e) **2022 – Trash and Treasure** – An owner had inquired about the possibility of holding a strata wide garage sale prior to next year's Trash and Treasure Day. Council is not opposed to this and will discuss this next year.
- f) **First District** – Council discussed a quotation from First District Mechanical and it was **MOVED** and **SECONDED** to accept the quotation. **CARRIED**
- g) In between Council meetings, Council approved a quote from Stanley Access Technologies for work on replacing access equipment.

## (9) ADJOURNMENT

The meeting was adjourned at 3:27 PM.

The next Council meeting is Tuesday, October 26, 2021 at 1:00 PM –it will be held via Zoom due to continued concerns about Covid 19.

### 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)**  
**August 2021**  
**AS OF THE 6TH MONTH ENDING AUGUST 31, 2021**

Page 1  
09/22/2021  
10:03 AM

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	1,997,928.06
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	318,189.52

**TOTAL ASSETS**

2,784,214.74

**LIABILITIES**

2012-2500 Accrued Expenses	73,349.68
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**TOTAL LIABILITIES**

73,349.68

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	141,779.10

**TOTAL OWNERS' EQUITY**

2,710,865.06

**TOTAL LIABILITIES AND EQUITY**

2,784,214.74

Date: Sep. 22/2021  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**August 2021**  
**AS OF THE 6TH MONTH ENDING AUGUST 31, 2021**

Page 1  
09/22/2021  
10:04 AM

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
<b>INCOME</b>									
4010-5000 Strata Fees - Apartment	14,024.50	14,024.50	0.00	0.00	84,147.00	84,147.00	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.83	0.00	0.00	183,070.98	183,070.98	0.00	0.00	366,142.00
<b>TOTAL</b>	<b>44,536.33</b>	<b>44,536.33</b>	<b>0.00</b>	<b>0.00</b>	<b>267,217.98</b>	<b>267,217.98</b>	<b>0.00</b>	<b>0.00</b>	<b>534,436.00</b>
4031-0000 Interest Income	5,829.73	0.00	5,829.73	0	39,628.71	0.00	39,628.71	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	5,250.00	0.00	5,250.00	0	0.00
<b>TOTAL</b>	<b>6,704.73</b>	<b>0.00</b>	<b>6,704.73</b>	<b>0</b>	<b>44,878.71</b>	<b>0.00</b>	<b>44,878.71</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>51,241.06</b>	<b>44,536.33</b>	<b>6,704.73</b>	<b>15.05</b>	<b>312,096.69</b>	<b>267,217.98</b>	<b>44,878.71</b>	<b>16.79</b>	<b>534,436.00</b>
6276-2021 Windsor Interior Improve	0.00	14,291.67	14,291.67	100.0	44,752.62	85,750.02	40,997.40	47.81	171,500.00
6277-2021 Apartment Urgent Repair	0.00	6,666.67	6,666.67	100.0	20,075.77	40,000.02	19,924.25	49.81	80,000.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>20,958.34</b>	<b>20,958.34</b>	<b>100.0</b>	<b>64,828.39</b>	<b>125,750.04</b>	<b>60,921.65</b>	<b>48.45</b>	<b>251,500.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2021 2021 Townhouse Envelo	4,392.69	6,666.67	2,273.98	34.11	41,948.37	40,000.02	-1,948.35	-4.87	80,000.00
6344-2021 Garage Doors	16,304.40	2,916.67	-13,387.73	-459.0	18,631.20	17,500.02	-1,131.18	-6.46	35,000.00
6345-2021 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	0.00	100,000.02	100,000.02	100.0	200,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>20,697.09</b>	<b>26,250.01</b>	<b>5,552.92</b>	<b>21.15</b>	<b>60,579.57</b>	<b>157,500.06</b>	<b>96,920.49</b>	<b>61.54</b>	<b>315,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-2021 Depreciation Report	992.00	1,000.00	8.00	0.80	9,922.00	6,000.00	-3,922.00	-65.37	12,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>992.00</b>	<b>1,000.00</b>	<b>8.00</b>	<b>0.80</b>	<b>9,922.00</b>	<b>6,000.00</b>	<b>-3,922.00</b>	<b>-65.37</b>	<b>12,000.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	34,987.63	21,000.00	-13,987.63	-66.61	42,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>0.00</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>100.0</b>	<b>34,987.63</b>	<b>21,000.00</b>	<b>-13,987.63</b>	<b>-66.61</b>	<b>42,000.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>992.00</b>	<b>4,500.00</b>	<b>3,508.00</b>	<b>77.96</b>	<b>44,909.63</b>	<b>27,000.00</b>	<b>-17,909.63</b>	<b>-66.33</b>	<b>54,000.00</b>
<b>TOTAL EXPENSES</b>	<b>21,689.09</b>	<b>51,708.35</b>	<b>30,019.26</b>	<b>58.05</b>	<b>170,317.59</b>	<b>310,250.10</b>	<b>139,932.51</b>	<b>45.10</b>	<b>620,500.00</b>
<b>NET INCOME (LOSS)</b>	<b>29,551.97</b>	<b>-7,172.02</b>	<b>36,723.99</b>	<b>512.0</b>	<b>141,779.10</b>	<b>-43,032.12</b>	<b>184,811.22</b>	<b>429.4</b>	<b>-86,064.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**August 2021**  
**AS OF THE 6TH MONTH ENDING AUGUST 31, 2021**

Page 1  
09/22/2021  
09:26 AM

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	86,324.99
1027-0000 Bank - Water Surcharge	31,531.70
1028-1300 Bank - Golf Tournament Funds	3,108.75
1029-0000 Bank - Apt Utilities	3,196.51
1030-0000 Bank - Exercise Room	1,214.61
1040-0000 Bank - Social Committee	5,744.65
1200-0000 Prepaid Insurance	318,189.52
1205-0000 Prepaid Expenses	2,143.73
1300-0000 Accounts Receivable	3,089.93

**TOTAL ASSETS**

454,761.74

**LIABILITIES**

2010-0000 Accounts Payable	24,287.27
2014-0000 Accrued Water & Sewer	29,144.84
2017-0000 Social Committee Fund	5,744.65
2018-0000 Exercise Room	1,214.61
2019-0000 Golf Tournament Fund	3,108.75
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0003 Due to Contingency-Insurance	318,189.52
2170-0000 Vacation Payable	4,626.82
2250-0000 Pre-Paid Fees	1,027.77

**TOTAL LIABILITIES**

388,610.23

**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	37,630.10
3510-0000 Net Income - Current Year	27,889.22
3510-2000 Net Income - Utilities	-1,754.67
3510-3000 Net Income - Water & Sewer	2,386.86

**TOTAL OWNERS' EQUITY**

66,151.51

**TOTAL LIABILITIES AND EQUITY**

454,761.74

Date: SEP 22 2021  
Accountant: [Signature]  
Prepared By: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**August 2021**  
**AS OF THE 6TH MONTH ENDING AUGUST 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
<b>INCOME</b>									
4010-0000 Strata Fees	58,522.30	58,522.17	0.13	0.00	351,134.88	351,133.02	1.86	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-84,147.00	-84,147.00	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	462.00	458.33	3.67	0.80	2,872.00	2,749.98	122.02	4.44	5,500.00
4015-0100 EV Charging	30.00	0.00	30.00	0	120.00	0.00	120.00	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	1,800.00	400.02	1,399.98	349.9	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	8,848.50	8,848.50	0.00	0.00	17,697.00
<b>TOTAL</b>	<b>46,864.55</b>	<b>46,497.42</b>	<b>367.13</b>	<b>0.79</b>	<b>280,628.58</b>	<b>278,984.52</b>	<b>1,644.06</b>	<b>0.59</b>	<b>557,969.00</b>
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	644,172.00	644,172.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.83	0.00	0.00	-183,070.98	-183,070.98	0.00	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	18,406.50	18,406.50	0.00	0.00	36,813.00
<b>TOTAL</b>	<b>79,917.92</b>	<b>79,917.92</b>	<b>0.00</b>	<b>0.00</b>	<b>479,507.52</b>	<b>479,507.52</b>	<b>0.00</b>	<b>0.00</b>	<b>959,015.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	50.00	41.67	8.33	19.99	50.00	250.02	-200.02	-80.00	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	3,600.00	3,600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	990.00	333.33	656.67	197.0	1,030.00	1,999.98	-969.98	-48.50	4,000.00
4055-0000 R.V. Parking	700.00	733.33	-33.33	-4.55	4,350.00	4,399.98	-49.98	-1.14	8,800.00
4061-0000 Bylaw Fines	50.00	0.00	50.00	0	450.00	0.00	450.00	0	0.00
4062-0000 Dish and Cutlery Rental	25.00	0.00	25.00	0	25.00	0.00	25.00	0	0.00
4065-0000 Interest Income	72.01	58.33	13.68	23.45	951.53	349.98	601.55	171.8	700.00
4066-0000 Remote Control Sale	180.00	125.00	55.00	44.00	815.00	750.00	65.00	8.67	1,500.00
4084-0000 Keys	0.00	0.00	0.00	0	40.00	0.00	40.00	0	0.00
<b>TOTAL OTHER</b>	<b>2,667.01</b>	<b>1,891.66</b>	<b>775.35</b>	<b>40.99</b>	<b>11,311.53</b>	<b>11,349.96</b>	<b>-38.43</b>	<b>-0.34</b>	<b>22,700.00</b>
<b>TOTAL INCOME</b>	<b>129,449.48</b>	<b>128,307.00</b>	<b>1,142.48</b>	<b>0.89</b>	<b>771,447.63</b>	<b>769,842.00</b>	<b>1,605.63</b>	<b>0.21</b>	<b>1,539,684.00</b>
6030-0000 Apt Janitor/Contract Ser	1,535.49	1,700.00	164.51	9.68	8,160.49	10,200.00	2,039.51	20.00	20,400.00
6208-0000 Building Maint. - Apartm	2,984.58	3,333.33	348.75	10.46	8,052.54	19,999.98	11,947.44	59.74	40,000.00
6215-0000 Equipment Maint.-Apart	3,419.16	5,167.50	1,748.34	33.83	51,881.41	31,005.00	-20,876.41	-67.33	62,010.00
6268-0050 Elevator Maint. - Apartm	1,416.84	1,458.33	41.49	2.85	8,649.14	8,749.98	100.84	1.15	17,500.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	500.00	100.0	1,479.94	3,000.00	1,520.06	50.67	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,904.70	2,175.00	270.30	12.43	12,889.38	13,050.00	160.62	1.23	26,100.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>11,260.77</b>	<b>14,334.16</b>	<b>3,073.39</b>	<b>21.44</b>	<b>91,112.90</b>	<b>86,004.96</b>	<b>-5,107.94</b>	<b>-5.94</b>	<b>172,010.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	3,828.91	4,834.92	1,006.01	20.81	25,140.58	29,009.52	3,868.94	13.34	58,019.00
6320-0000 Garbage Pick-up - Town	4,615.80	5,108.33	492.53	9.64	31,300.26	30,649.98	-650.28	-2.12	61,300.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>8,444.71</b>	<b>9,943.25</b>	<b>1,498.54</b>	<b>15.07</b>	<b>56,440.84</b>	<b>59,659.50</b>	<b>3,218.66</b>	<b>5.40</b>	<b>119,319.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	71,032.50	72,420.00	1,387.50	1.92	144,840.00
6425-0000 Drainage Repair & Maint	0.00	1,250.00	1,250.00	100.0	5,544.00	7,500.00	1,956.00	26.08	15,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	6,483.47	7,500.00	1,016.53	13.55	15,000.00
6440-0000 Irrigation System	437.50	333.33	-104.17	-31.25	1,178.54	1,999.98	821.44	41.07	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.0	0.00	4,999.98	4,999.98	100.0	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>12,276.25</b>	<b>15,736.66</b>	<b>3,460.41</b>	<b>21.99</b>	<b>84,238.51</b>	<b>94,419.96</b>	<b>10,181.45</b>	<b>10.78</b>	<b>188,840.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	726.13	1,583.33	857.20	54.14	9,692.94	9,499.98	-192.96	-2.03	19,000.00
6515-0000 Equipment Rep. & Maint	1,506.75	1,333.33	-173.42	-13.01	11,618.19	7,999.98	-3,618.21	-45.23	16,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	372.90	2,800.02	2,427.12	86.68	5,600.00
6525-0000 Supplies Maintenance-C	0.00	375.00	375.00	100.0	1,751.84	2,250.00	498.16	22.14	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	43.12	250.02	206.90	82.75	500.00
6535-0000 Enterphone and Security	114.74	791.67	676.93	85.51	2,375.03	4,750.02	2,374.99	50.00	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	322.02	1,500.00	1,177.98	78.53	3,000.00

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**

**August 2021**

**AS OF THE 6TH MONTH ENDING AUGUST 31, 2021**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6565-0000 Pest Control - Common	399.95	666.67	266.72	40.01	4,177.16	4,000.02	-177.14	-4.43	8,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>2,747.57</b>	<b>5,508.34</b>	<b>2,760.77</b>	<b>50.12</b>	<b>30,353.20</b>	<b>33,050.04</b>	<b>2,696.84</b>	<b>8.16</b>	<b>66,100.00</b>
<b>UTILITIES</b>									
6576-0000 Electricity	167.00	175.00	8.00	4.57	964.35	1,050.00	85.65	8.16	2,100.00
6577-0000 Electricity Ponds - Com	359.00	416.67	57.67	13.84	2,136.48	2,500.02	363.54	14.54	5,000.00
6580-0000 Electricity Stream - Com	701.00	683.33	-17.67	-2.59	3,940.68	4,099.98	159.30	3.89	8,200.00
6595-0000 Telephone Caretaker	139.99	150.00	10.01	6.67	769.39	900.00	130.61	14.51	1,800.00
<b>TOTAL UTILITIES</b>	<b>1,366.99</b>	<b>1,425.00</b>	<b>58.01</b>	<b>4.07</b>	<b>7,810.90</b>	<b>8,550.00</b>	<b>739.10</b>	<b>8.64</b>	<b>17,100.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	200.00	125.00	-75.00	-60.00	337.50	750.00	412.50	55.00	1,500.00
6690-0000 Electricity - RV Lot	66.00	79.17	13.17	16.64	433.27	475.02	41.75	8.79	950.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>266.00</b>	<b>204.17</b>	<b>-61.83</b>	<b>-30.28</b>	<b>770.77</b>	<b>1,225.02</b>	<b>454.25</b>	<b>37.08</b>	<b>2,450.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	280.35	833.33	552.98	66.36	2,507.53	4,999.98	2,492.45	49.85	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	893.00	1,750.00	857.00	48.97	12,740.32	10,500.00	-2,240.32	-21.34	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	0.00	125.00	125.00	100.0	390.00	750.00	360.00	48.00	1,500.00
6720-0000 Guest Suites Telephone-	50.67	58.33	7.66	13.13	304.02	349.98	45.96	13.13	700.00
6725-0000 Exercise Equip R & M-R	442.34	500.00	57.66	11.53	442.34	3,000.00	2,557.66	85.26	6,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	0.00	750.00	750.00	100.0	1,500.00
6735-0000 Pool Repair & Maint.-Re	100.00	708.33	608.33	85.88	2,642.83	4,249.98	1,607.15	37.82	8,500.00
6740-0000 Pool Supplies & Chemic	613.28	333.33	-279.95	-83.99	2,289.55	1,999.98	-289.57	-14.48	4,000.00
6750-0000 Cleaning Supplies-Rec.	351.65	166.67	-184.98	-110.9	1,207.28	1,000.02	-207.26	-20.73	2,000.00
6755-0000 Window & Carpet Cleani	315.00	83.33	-231.67	-278.0	315.00	499.98	184.98	37.00	1,000.00
6764-0000 Electricity - Rec. Centre	1,607.00	1,791.67	184.67	10.31	9,559.05	10,750.02	1,190.97	11.08	21,500.00
6765-0000 Gas - Rec. Centre	895.69	1,141.67	245.98	21.55	6,198.66	6,850.02	651.36	9.51	13,700.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>5,548.98</b>	<b>7,616.66</b>	<b>2,067.68</b>	<b>27.15</b>	<b>38,596.58</b>	<b>45,699.96</b>	<b>7,103.38</b>	<b>15.54</b>	<b>91,400.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	5,344.54	5,375.00	30.46	0.57	32,065.44	32,250.00	184.56	0.57	64,500.00
6830-0000 Caretaker Assistant Wag	1,713.62	1,625.00	-88.62	-5.45	9,301.88	9,750.00	448.12	4.60	19,500.00
6865-0000 R. C. Janitor Wages and	1,418.97	1,791.67	372.70	20.80	7,561.47	10,750.02	3,188.55	29.66	21,500.00
6875-0000 Payroll Costs	932.86	935.00	2.14	0.23	5,482.93	5,610.00	127.07	2.27	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	189.64	750.00	560.36	74.71	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>9,409.99</b>	<b>9,851.67</b>	<b>441.68</b>	<b>4.48</b>	<b>54,601.36</b>	<b>59,110.02</b>	<b>4,508.66</b>	<b>7.63</b>	<b>118,220.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	199.98	199.98	100.0	400.00
6915-0000 Supplies	99.61	83.33	-16.28	-19.54	634.65	499.98	-134.67	-26.94	1,000.00
6920-0000 Telephone & Cable - Offi	389.34	433.33	43.99	10.15	2,352.93	2,599.98	247.05	9.50	5,200.00
<b>TOTAL OFFICE EXPENSES</b>	<b>488.95</b>	<b>549.99</b>	<b>61.04</b>	<b>11.10</b>	<b>2,987.58</b>	<b>3,299.94</b>	<b>312.36</b>	<b>9.47</b>	<b>6,600.00</b>
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	3,096.24	2,500.02	-596.22	-23.85	5,000.00
6975-0000 Council Expenses - Adm	0.00	266.67	266.67	100.0	0.00	1,600.02	1,600.02	100.0	3,200.00
6980-0000 Legal Expenses	0.00	41.67	41.67	100.0	203.66	250.02	46.36	18.54	500.00
6984-0000 Postage and Printing	1,366.25	1,458.33	92.08	6.31	10,301.45	8,749.98	-1,551.47	-17.73	17,500.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	100.02	100.02	100.0	200.00
6990-0000 Insurance Premiums	53,031.58	53,031.58	0.00	0.00	318,189.48	318,189.48	0.00	0.00	636,379.00
6992-0000 Insurance Carrying Char	875.00	875.00	0.00	0.00	5,250.00	5,250.00	0.00	0.00	10,500.00
7000-0000 Management Fees	6,018.00	6,018.00	0.00	0.00	36,108.00	36,108.00	0.00	0.00	72,216.00
7010-0000 Property Taxes - Admin.	0.00	33.33	33.33	100.0	1,058.00	199.98	-858.02	-429.0	400.00
7020-0000 Security - Admin.	0.00	416.67	416.67	100.0	302.35	2,500.02	2,197.67	87.91	5,000.00
7023-0000 Emergency Preparednes	0.00	500.00	500.00	100.0	1,761.37	3,000.00	1,238.63	41.29	6,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	60.00	75.00	15.00	20.00	150.00
7030-0000 Strata Web Site	160.04	33.33	-126.71	-380.1	160.04	199.98	39.94	19.97	400.00
7050-0000 Miscellaneous	21.21	0.00	-21.21	0	-21.22	0.00	21.22	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	100.02	-76.38	-76.36	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>61,482.08</b>	<b>63,137.09</b>	<b>1,655.01</b>	<b>2.62</b>	<b>376,645.77</b>	<b>378,822.54</b>	<b>2,176.77</b>	<b>0.57</b>	<b>757,645.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>93,586.81</b>	<b>104,029.58</b>	<b>10,442.77</b>	<b>10.04</b>	<b>596,004.67</b>	<b>624,177.48</b>	<b>28,172.81</b>	<b>4.51</b>	<b>1,248,355.00</b>
<b>TOTAL EXPENSES</b>	<b>113,292.29</b>	<b>128,306.99</b>	<b>15,014.70</b>	<b>11.70</b>	<b>743,558.41</b>	<b>769,841.94</b>	<b>26,283.53</b>	<b>3.41</b>	<b>1,539,684.00</b>
<b>NET INCOME (LOSS)</b>	<b>16,157.19</b>	<b>0.01</b>	<b>16,157.18</b>	<b>161.5</b>	<b>27,889.22</b>	<b>0.06</b>	<b>27,889.16</b>	<b>46.48</b>	<b>0.00</b>

**Budget Comparison (Accrual)  
CHELSEA - Operations - 02 - (lms1416)**

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**August 2021**

**AS OF THE 6TH MONTH ENDING AUGUST 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>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.08	0.00	0.00	76,608.48	76,608.48	0.00	0.00	153,217.00
9262-0000 Utilities Interest Income	12.92	0.00	12.92	0	47.14	0.00	47.14	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
<b>Total Apartment Utilities</b>	<b>12,781.00</b>	<b>12,768.08</b>	<b>12.92</b>	<b>0.10</b>	<b>71,554.16</b>	<b>71,507.48</b>	<b>46.68</b>	<b>0.07</b>	<b>148,116.00</b>
<b>UTILITY EXPENSES</b>									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,549.00	2,500.00	-49.00	-1.96	15,157.96	15,000.00	-157.96	-1.05	30,000.00
9365-0000 Electricity Windsor	1,633.00	1,691.67	58.67	3.47	9,714.83	10,150.02	435.19	4.29	20,300.00
<b>Total Electricity - Apart.</b>	<b>4,182.00</b>	<b>4,191.67</b>	<b>9.67</b>	<b>0.23</b>	<b>24,872.79</b>	<b>25,150.02</b>	<b>277.23</b>	<b>1.10</b>	<b>50,300.00</b>
Gas - Apartments									
9410-0000 Gas - Mayfair	1,230.85	1,716.67	485.82	28.30	9,946.11	10,300.02	353.91	3.44	20,600.00
9420-0000 Gas - Kensington	1,839.63	3,226.33	1,386.70	42.98	19,571.03	19,357.98	-213.05	-1.10	38,716.00
9430-0000 Gas - Windsor	1,880.70	3,208.33	1,327.63	41.38	18,918.90	19,249.98	331.08	1.72	38,500.00
<b>Total Gas - Apartment</b>	<b>4,951.18</b>	<b>8,151.33</b>	<b>3,200.15</b>	<b>39.26</b>	<b>48,436.04</b>	<b>48,907.98</b>	<b>471.94</b>	<b>0.96</b>	<b>97,816.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>9,133.18</b>	<b>12,343.00</b>	<b>3,209.82</b>	<b>26.01</b>	<b>73,308.83</b>	<b>74,058.00</b>	<b>749.17</b>	<b>1.01</b>	<b>148,116.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>3,647.82</b>	<b>425.08</b>	<b>3,222.74</b>	<b>758.1</b>	<b>-1,754.67</b>	<b>-2,550.52</b>	<b>795.85</b>	<b>31.20</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,564.83	5,564.83	0.00	0.00	33,388.98	33,388.98	0.00	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	48,831.00	48,831.00	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	28.61	0.00	28.61	0	284.54	0.00	284.54	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
<b>TOTAL WATER INCOME</b>	<b>13,731.94</b>	<b>13,703.33</b>	<b>28.61</b>	<b>0.21</b>	<b>92,933.09</b>	<b>92,648.98</b>	<b>284.11</b>	<b>0.31</b>	<b>174,869.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	14,572.42	14,572.42	0.00	0.00	90,546.23	87,434.52	-3,111.71	-3.56	174,869.00
<b>TOTAL WATER</b>	<b>14,572.42</b>	<b>14,572.42</b>	<b>0.00</b>	<b>0.00</b>	<b>90,546.23</b>	<b>87,434.52</b>	<b>-3,111.71</b>	<b>-3.56</b>	<b>174,869.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-840.48</b>	<b>-869.09</b>	<b>28.61</b>	<b>3.29</b>	<b>2,386.86</b>	<b>5,214.46</b>	<b>-2,827.60</b>	<b>-54.23</b>	<b>0.00</b>



# **CHELSEA GARDENS EMERGENCY PREPAREDNESS**

## **REMEMBERING ROBERT (BOB) GREENWOOD 1949 - 2021**

It is with shock and great sadness that we acknowledge the sudden passing on September 9 of Bob Greenwood, Townhouse 280.

Bob and his wife, Patti, have been active residents in our Chelsea Gardens community from the time they arrived here in late 2016. Bob volunteered initially with the Irrigation Crew, working along with others to repair and improve our garden watering system to produce the spectacular displays we enjoy throughout the spring and summer months. He thoroughly enjoyed participating in the weekly water volleyball (or whatever ball was used) games in the summers. His commitment to our community was further demonstrated by accepting a nomination to stand for election to our Strata Council several years ago. Bob was also responsible for setting up the fantastic Christmas Lights display at the clubhouse and entrance boulevard for the past several years.

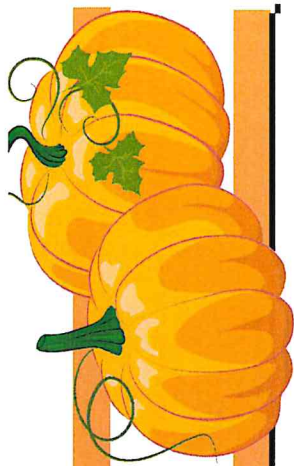
However, Bob's greatest contribution to the Chelsea Gardens community was through his significant involvement and leadership in our Emergency Preparedness and Response Program. At the concept stage of the program development in the summer of 2017, he joined the program's Leadership Team and leveraged his considerable leadership skills to help create the robust program we have today. He, along with Mike Williams, initiated the Security Team as a component of our emergency program to enhance the safety and security of our community during emergencies. Many of his ideas have been translated into useful and effective resources and procedures to enhance our community's ability to survive and recover from emergency events.

Bob was also much more than a committed Chelsea Gardens resident. He was a father to two sons and a grandfather to two youngsters, Mason and Hannah, whom he absolutely adored. He was an entrepreneur, teacher and business coach, having created a widely respected automotive after-market education and management consulting business, and received the Accredited Master Automotive Manager designation from the Automotive Management Institute, headquartered in North Richland Hills, Texas. It is an industry that he loved and continued to contribute to until his passing. He was well recognized throughout the industry in both Canada and the United States, and received numerous honours, including the prestigious Queen Elizabeth II Diamond Jubilee Medal, the Northwood University (Michigan) Automotive Aftermarket Management Education Award for 2003, and the 2018 Training Provider of the Year Award – Mechanical Service Repair Segment from the Automotive Management Institute.

Bob will be remembered for his easy smile, his congenial attitude and his passion for extending help to all who would take it.

On behalf of all Chelsea Gardens residents, we extend our condolences and offers of support to Patti and the rest of Bob's family.



Sincerely,  
All of the volunteers with the Chelsea Gardens Emergency Program



# October Calendar



Sun      Mon      Tue      Wed      Thu      Fri      Sat

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><b>MASKS ARE MANDATORY IN THE CLUBHOUSE</b></p> <p><b>EXERCISE CLASSES</b> Mondays and Thursdays</p> <p><b>WEIGHTS &amp; BANDS 9:00am</b> WALK AWAY THE POUNDS 9:30am</p> <p>Tuesdays and Fridays OSTEO 9:00 am</p> <p>SNOOKER/ POOL/ BILL Anytime</p>						
<p>3</p> <p>Movie Night 7 pm</p> 	<p>4</p> <p>Arts &amp; Crafts 1- 4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p>	<p>5</p> <p>Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm</p>	<p>6</p> <p>Dance 1:30 Whist 7 pm Poker 6 pm</p>	<p>7</p> <p>Bible Study 1:00 pm Euchre 7 pm Bridge 6:45 pm</p>	<p>1</p> <p>Pub Night BYOB</p>	<p>2</p>
<p>10</p>	<p>11</p> <p>Arts &amp; Crafts 1- 4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p>	<p>12</p> <p>Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm</p>	<p>13</p> <p>Dance 1:30 Whist 7 pm Poker 6 pm</p>	<p>14</p> <p>Bible Study 1:00 pm Euchre 7 pm Bridge 6:45 pm</p>	<p>15</p> <p>Pub Night BYOB</p>	<p>16</p>
<p>17</p>	<p>18</p> <p>Arts &amp; Crafts 1- 4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p>	<p>19</p> <p>Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm Emergency Prep 10:30 am</p>	<p>20</p> <p>Dance 1:30 Whist 7 pm Poker 6 pm</p>	<p>21</p> <p>Bible Study 1:00 pm Euchre 7 pm Bridge 6:45 pm</p>	<p>22</p> <p>Pub Night BYOB</p>	<p>23</p>
<p>24</p> <p>Movie Night 7 pm</p> 	<p>25</p> <p>Arts &amp; Crafts 1- 4 pm Canasta 6:45 pm Ladies' Snooker 7pm</p>	<p>26</p> <p>Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm</p>	<p>27</p> <p>Dance 1:30 Whist 7 pm Poker 6 pm</p>	<p>28</p> <p>Bible Study 1:00 pm Euchre 7 pm Bridge 6:45 pm</p>	<p>29</p> <p>Pub Night BYOB</p>	<p>30</p>
<p>31 Halloween At the Gate 5 pm</p>						