



MONTHLY COUNCIL MEETING MINUTES

TUESDAY, MAY 24, 2022

LOCATION/TIME - 1:00 PM – FIRESIDE ROOM

Council: Murray Hill, Anita Thompson, Norm Reid, Bob Hyde, Ron Plankeel & Paul Dhaliwal.

Strata Mgt: Jesse Train and Ross Ruddick

Regrets: There were no regrets.

STRATA COUNCIL – 2022/2023

EXECUTIVES

Murray Hill - K406
Bob Hyde - T102
Anita Thompson - W325
Norm Reid - T302
Ron Plankeel - T272
Paul Dhaliwal - T172
Non-Council volunteer
Ashley Orton - T243

COMMITTEE ASSIGNMENTS

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

CARETAKERS

Arvin/Simon Hours: 7:00 AM - 3:30 PM - Monday to Sunday (7 days)
Valerie Morris Nights
(604) 834-4578 chelseagardens1416@gmail.com

STRATA MANAGERS: CROSSROADS

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

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 April 26, 2022 meeting. **CARRIED**

(3) CARETAKER REPORT FOR APRIL 2022

The following are items or issues performed and or dealt with beyond daily tasks:

Closed 13 work orders, Front entrance pond drained and cleaned, Two pond fountains at Kensington/Mayfair drained and cleaned, build retaining wall at unit 212, Back fill behind retaining wall repair lawn at 212, Pool and spa fully drained and cleaned filled and balanced, Trouble shoot pool pump air leak pump cavitation, Trouble shoot pool heat issue, Spa room painted, Pool deck pressure washed, Pool and spa Fraser health pre-opening inspections and pool opened, Gutters downspouts cleaned on 5 units as per service requests and 10 as observed, Contractors oversite for Ace, Crush , Tri city, Westech, Ric's drywall, Urgent response Flood and water damage sourced and monitored units 243-244, Survey property to locate all storm drain catch basins, Prevent rodent ingress two units, supply two mouse traps, Stairwell Kensington stain cleaned, Stairwell Kensington wall marks painted, Drain and vacuum out pool deck pond, Miscellaneous interior wall damage fill and paint condo buildings, Above and beyond at end of shift: Battery smoke detectors 3 units, Unit security alarm silenced, TV removed

OWNER HEARINGS AT 1:30 PM

One owner attended in person to discuss concerns raised in multiple emails and, after making their issues known, departed the meeting. The Strata Managers were directed to send a written response.

Another owner's concerns were presented in writing and, after discussion, the Strata Managers were directed to send a written response.

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **April, 2022** with Council. The two errors made on the financials last month by CrossRoads have been corrected. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**

Council is aware that there has been talk going around Chelsea about how we can afford two full-time caretakers.

Council was advised earlier this year that Ivan would be leaving us to spend more time with family and recreation and it became apparent that he could not be replaced with a suitable and cost-effective person. Then, as was well known it was coming, John Unger provided Council with a definite date of his retirement and he was generous in giving more than adequate time for us to conduct a search.

Council and Strata Management then began an extensive search for a caretaker with numerous interviews, background checks and on-site meetings with short listed candidates.

The search was narrowed down to two candidates but, with the realization that a suitable replacement for Ivan had not been found, discussion among Council examined the possibility of engaging both candidates as full-time caretakers and then looking at the budgetary considerations on how to afford the additional expense.

Given the backgrounds and skill sets of the two candidates, it was felt that the additional funds involved could come from assigning them tasks that would otherwise be done by outside contractors or existing and departing staff and Council reviewed prior year's financials.

The new caretaker costs total \$110,000.00 but the expectation is that the extra funds will be offset by the budgeted amounts for John and Val (more on Val later in these minutes) along with funds in various expense categories spent on Ivan, MorInventive (extra work over the allocated funds for townhouse envelope/balcony) and approximately 50% of the costs of our expenditures for window and building washing. Arvin and Simon will be tasked to undertake projects otherwise done by outside contractors. Based on historical expenditures, the net savings is approximately \$21,000.00.

Certainly, this concept is a work in progress and hopefully owners will be patient as we work through a probationary period with the new caretakers and provide them on-going education, performance reviews and feedback. Owners are invited to provide their comments and observations to the Senior Strata Manager by emailing: ross@crpm.ca

AJM, our garbage collector has implemented a 5% fuel surcharge on our bills going forward until the price of diesel goes down to \$141.9. That is approximately another \$300.00 per month on our garbage bill. Wescan who does our compactors has also implemented a 6% fuel charge. I would not be surprised to see more of this happening as we all know the price of fuel and diesel is very high.

Our cardboard prices are going up in the apartments due to people not breaking down the boxes, the result being that we are paying for carting away "air". Owners must break down boxes so that we can minimize any extra costs. **Please break down your boxes!**

Overall, we are doing okay as it is just the start of the busy season.

- b) The Strata Manager provided Council with a report on arrears and fines. The Strata Managers will follow up with the Owners by sending out arrears' letters.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Crush** – May 31st to do drainage repair.
- b) **New Mechanical Contractor** – Tabled for a separate meeting on the quotations
- c) **Trash and Treasure Day** – This is scheduled for Friday, June 24th and Saturday June 25th. Please see the attached notice as to what is (and is not) permitted and details about when items can be put out and where. Note as well the additional charges to individual owners for mattresses and box springs and that paint cannot be put out until Saturday morning. The perimeter gates will be closed for security and covid reasons as well as from a cost perspective. Historically we have found that some members of the general public use this event as an opportunity to dispose of their own

unwanted items and then we get stuck with the disposal costs. For new owners, this is a fun way to dispose of items no longer wanted by you, while finding some treasures left out by others.

- e) **Garage Sale** – This will be scheduled for June 11th between 9:00 AM and 3:00 PM, two weeks before Trash and Treasure Day. This is your opportunity to attempt to sell unwanted items before giving them away at Trash and Treasurer. The perimeter gates are not going to be open to the general public for security reasons, but owners may buzz in friends and family to expand the number of participants.
- f) **Catch Basin Cleaning** – There were some areas missed and the Strata Manager will contact the company.
- g) **Egg Sales** – After a written complaint about the selling of farm fresh eggs at the Windsor (and the receipt of emails supporting the program) Council decided that it would not be a breach of the bylaws provided that certain conditions were met. These include only taking advance orders and not selling extra product, confining the pick-up of the eggs to be outside of the lobby, and requiring that the owners arranging this program be on-site to supervise.

(6) CORRESPONDENCE

- An Owner wrote to respond to a bylaw violation warning letter received regarding speed and other concerns within the complex. The Strata Manager will respond in writing.
- An Owner wrote to inquire of some specifics of the landscaping contract and frequency of tasks.
- An Owner wrote to report a confrontation between herself and the landscaping contractor. Additional information was received from a witness to the confrontation and it differs considerably from the owner's account.
- Two Owners wrote in support of the Egg Delivery coming to Chelsea Gardens every other week.
- Correspondence was received from two owners expressing their opinions about the mask mandate. After discussion and a recognition that the number of active cases appears to have declined, Council has now rescinded the mask mandate in common areas but is still strongly recommending that they be worn in indoor areas, particularly among larger crowds.
- An Owner sent in positive comments about management, staff, Chelsea Gardens Strata Council and Ashley Orton for all the work they do:
"Ross, Jesse, Please pass these words of thanks to all relevant management, staff, Chelsea Gardens Strata Council and Ashley Orton. Every month that we read the Chelsea Gardens Minutes we are astonished at how much work is done by you all, efficiently and within reasonable timeframe. Thank you. Thank you. Thank you."
- An Owner wrote to express her disappointment in the decision to conduct a garage sale on the property along with further complaints of the upkeep of Chelsea Gardens.
- Council received correspondence expressing support for Val. (see more under the Administration Section).
- Owners wrote with concerns as to the direction being taken in matters of maintenance etc. at Chelsea Gardens and the termination of Val's contract. The Owner also requested that the waterfall be restarted.
- An Owner wrote to request that her son be noted in our records as a resident/occupant of the unit.
- Several service requests were received and will be handled by staff.

- An owner suggested that, in order to reduce the amount of plastic that ends up in the landfill, owners discontinue the use of plastic garbage bags whenever possible.
- An owner suggested that the strata obtain a shredder for the disposal of confidential documents and personal financial records. While we have a small shredder in the office for our staff to use, a shredder to serve the entire complex would need to be a large, commercial grade type that is very expensive. We will keep an eye out for community groups who offer shredding by donation.
- An Owner wrote to request a decision from Council on reimbursing them for rodent control costs of owner arranged service. Council has a policy of not reimbursing owners who independently reach out to contractors and did decline this request. Owners should be putting service requests on work orders and, if found to be a strata responsibility, the strata will arrange and pay for the appropriate contractors.
- An owner wrote to note that they have a wheelchair available for temporary use to Chelsea Residents. This was kindly donated by a former Chelsea Resident. Should you find you are in need of a wheelchair for a short term, we have one available that you may loan. Please contact: Arvilla 604-818-5591 or 778-593-2525.
- Owners wrote in response to Ross's letter in the previous minutes:

Hi Ross

I read in the last minutes about how many of the wonderful people, including you, have been experiencing so much criticism especially lately. This makes me extremely sad, especially since you and John are leaving us. I wish we could have sent you off with happier memories of the time you served us.

Indeed, as you said, Chelsea Gardens is unique. When we were moving from our Saskatchewan farm we heard about this special place and wanted to be part of it. I found farm life lonely, and my husband is by nature shy. Chelsea was a place where the social life would be "built in." For us, it has indeed been perfect. We are so happy here.

During Covid, in spite of restrictions about events in the Clubhouse, this was the least lonely place one could live. I am a walker, and Chelsea walks always provided a social life. Nearly always there would be people to stop and visit with. The gazebo and benches were safe places for longer impromptu visits. Volunteers were often working on lily pads or turtles in the fish pond and it was interesting to watch and even make suggestions. Even people driving by would give a wave or stop for a chat. The exercise room and pool were available, albeit with restrictions and a few issues. The Social Club even arranged Food Trucks and other events where you could line up to order food. Food was good, but the visiting within the line wonderful. Anyone living elsewhere would not have such diversity of social life. I felt like we were a village helping each other through a difficult time.

Covid has changed people, sometimes in a negative way. Some people who had negative outlooks became more negative and acted this out. This is seen on TV every day. I was unaware of this escalation within Chelsea. I am very sorry that this has impacted you and all the wonderful volunteers who work for us. We are grateful for all you and they have done.

I remember when we first moved here and I started a group and asked for the Library. Later we wanted the Fireside room for an event. This caused horrible criticism of me and I remember feeling

threatened and unaccepted. Now I laugh at this memory and am friends with previously hurtful people. If that is even close to how you and volunteers have felt on an ongoing basis, I am so very sorry.

I know that several building and painting projects were done to take advantage of less traffic in clubhouse. Decorative changes were done in apartments. I did hear rumors of criticism but didn't feel it was serious - everything looked fresh and new - even if a different color.

We will miss you and John. Even when I wanted something and was refused, you both were so polite and respectful of me. Maybe after a space of time you will start to remember good memories. We wish you well as you move into retirement or a different life. Thank you so much for leading us. You have done a wonderful job. The "naysayers" are partly suffering from effects of Covid on society. It was a difficult time but you served us well. God bless.

(7) COMMITTEE REPORTS

a) APARTMENTS– NORM

- Kensington first floor waiting for Rick Fountain to come in and do the repair.
- Mayfair and the Windsor nothing to report.
- Irrigation has been turned on and we have a leak behind townhouse 101 which we are investigating.
- Owners are not breaking down and flattening their cardboard and need to do so.

b) CLUBHOUSE – PAUL

- On Movie night, it was noted that audio system may have been accessed by a recent renter and owners are reminded that a Fireside Room rental does not include this system. There is availability to rent dishes and cutlery at an extra charge. New keyed locks for the audio cupboard were approved to separate the system from dish and cutlery rental.
- It was noted by the Strata Manager that a number of owners have been observed smoking in front of the clubhouse in contravention of the rule and that he has had complaints. All owners are reminded of the rule prohibiting smoking in this area and they are to smoke at the gazebo.
- **Correspondence received from Jeff Morin of MorInventive Carpentry**
Jeff, submitted a written report about recent work at the clubhouse to Council's satisfaction.
- Volunteers are needed to water the hanging baskets at the front and at the gazebo.

c) TOWNHOUSES – MURRAY

- With all the rain and weather in general, it has been hard to get outside work done, however Jeff is back now working on townhouses. Crush is working on a drainage issue around Th183, and there's a leaky flat roof being done by RDR.
- Zenon and Ashley have completed our repair work on lattice for this year. We have mended several lattice bases that were rotten and replaced two rotten posts. Please note that this an annual thing that we take on – it is an ongoing task and we try and tackle as many as we are comfortable with handling each time.

d) **SAFETY AND SECURITY – ASHLEY**

- Charlie has installed the infrared sensors in the RV lot and done some successful initial testing. He is currently waiting on the arrival of related support hardware.
- We will be testing and installing the support cameras in the RV lot once we hit a patch of good weather. Victor and Ashley are still trying to trace the security camera cable runs for the Mayfair and Kensington Lobbies. This must be established before purchasing the new system.
- Found out this morning from Zenon and then Arvin that the front entrance to the Kensington was not locking at all. Ashley checked it out – the catch that engages with the FOB door strike had fallen off – Arvin put in the office until it could be checked out. Zenon and Ashley looked at the lock late afternoon. The threaded shaft that the catch fastening screw screws into had sheared due to age and metal fatigue. Zenon, master locksmith, found a slightly larger screw from his collection, which could screw into what is left of the threaded shaft. We reassembled the lock and **it is good as a temporary fix**. The lock mechanics (not the actual lock itself) needs to be replaced ASAP. Zenon can check Coastal locks on Tuesday. The mechanism is 25+ years old and the recommendation is to replace it as it will be an ongoing point of failure. It is also recommended that the other two apartment lock mechanisms be changed at the same time, for the same reason.
- Finally, all hail the great Zenon: he just saved us thousands in security guard costs for the next 2 days.

Ashley

e) **LANDSCAPING – RON**

- The hanging baskets will be in the last week of May but we are looking for a number of volunteers to take over the task of watering so that they remain attractive throughout the season.
- Lawns will be fertilized the first week of June.
- Due to a labour shortage, the extra work from Allen Brothers will be fitted in as soon as possible.
- Shawn has already started (or completed) some units and may as well finish them as new staff are brought on. One townhouse does still require extensive work in the backyard to prevent future rodent activity.
- Unit TH194 due to water main leak needs extensive work, plants, retaining wall, etc.
- Unit TH183 when Crush has the roots in the drainage pipe cleaned out, will need work.
- These are the three jobs that are on the books that are extra.
- Unit TH297 advised that several bushes were encroaching the walking path on the side of the townhouse and need to be cut back.
- Unit TH237 advised several bushes are dead and in need of replacement. Shawn is being consulted as to whether or not these bushes will make a come-back.

- f) **SOCIAL COMMITTEE** – The June 2022 Social Calendar is attached to these Minutes.

Synopsis of May 4, 2022 Social Committee Meeting

- With the increase of Covid cases in the complex, the Newcomers event was cancelled from May 1st and is rescheduled for **Sunday, September 25th**.
- Canada Day is in working progress. Watch for posters and the blog for further info.
- Coffee morning in the Fireside Room was cancelled on Wednesday, May 4th due to lack of volunteers. Wednesday Coffee is self-run and needs volunteers to put on the coffee, set up the tables/chairs and prep/serve goodies. We will try to recruit volunteers willing to participate through posters and the blog.

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

g) **ADMINISTRATION**

- John Unger – Retirement Dinner – Council and the Strata Managers will be taking John and his wife, Dorothy, out to dinner and Ross will coordinate with John the time and place.
- Council resignation. Ron Plankeel indicated to Council that he will be stepping down from Council effective immediately after the June meeting. Sadly, he has found too much negative interaction from a few owners and this is not what he signed up for. The Council will be reaching out to a former member of Council to see if they are interested in being appointed to replace Ron.
- As noted under correspondence there were a couple of letters concerned about Val's services no longer being required due to the hiring of Simon and Arvin. One major theme in these letters and other conversations is the loss of continuity as we will be losing three long term staff in a single year. After discussion among Council and the Strata Managers and (subsequent to the meeting) a discussion between Ross and Val, she will be staying on, albeit in a more limited capacity. Val has agreed to remain in the caretaker suite and to be on-site to address **after hours emergencies**. Her rent will remain the same but other duties such as rounds, rentals, computer work, etc. will cease as will compensation. There will be compensation paid for specific assigned tasks such as lock-up, physically attending an after-hours emergency and holiday relief. Val does have intentions of an eventual retirement but that is not on the immediate horizon.
- It does need to be mentioned to owners that there has been an excessive reliance upon the caretaker phone for owners to reach out to the caretakers for requests or concerns. The phone was never intended to replace the work order system and, in fact, we have no way of tracking completed work orders or following best practices unless they are in writing. Every phone call takes the caretakers away from their assigned duties and the written work orders that they have received. Please do not use the caretaker phone for other than emergencies that require immediate attention such as water escape, elevator entrapment, security breaches and fire (after you call 9-1-1). It is not an emergency to phone and ask if the minutes have been distributed yet!
- Council is aware that, in some cases, it has been a rough start with the new staff and that includes an opening delay in the opening a painting of the hot tub. Council and Strata Management is on top of this and we do remind owners that many of our previous caretaking staff also had learning curves.
- The new staff will be given priority tasks by the Strata Council and Strata Managers but this will not preclude them from addressing owner work orders. Obviously there will always be a setting of priorities so some things will take longer. That is no different than when John and Ivan were

here. If there are conflicts in the setting of priorities, they will be resolved by the President.

- Your Council members are unpaid volunteers and, while they welcome friendly conversation, they should not be confronted with arguments about policy or direction. Please put those in writing and (at the suggestion of a couple of owners) we are attaching a template for you to use. There is also an attached emergency call tree that should be followed by everyone.
- If you do have concerns that you are uncomfortable discussing with Council, then reach out to our Senior Strata Manager, Ross.
- Council notes an interesting conversation with an owner. They went up to pub one night and they said they probably would never go back. All it was, was bad mouthing people so they left. I introduced myself to him and he said thank you and the rest of council for good job you do for us. My wife has been in the business for 35 years property manager and she said this place looks amazing!
- It is important that owners appreciate that there should be no abuse directed to Council, our staff, our contractors nor the Strata Managers. There is a bylaw to that effect and it will be enforced. Some of the letters reviewed by Council are dripping with anger and civility is expected in both directions.
- Owners are advised that a work order must be completed and sent to council for any work that needs to be done. The work orders, once put in the system can not be deleted from the system, they are only closed once completed. Council has a policy if it is not going to be done right away the council member in charge of the area calls the owner and informs them of the status.
- Owners must not confront council for anything but emergencies. We do have a life outside council and rudeness will not be tolerated.
- Owners should be aware of how much money Council and our volunteers saves the strata corporation. Norm said he was talking to a buddy that is in 53-unit strata at Guildford and to turn the irrigation on and off costs \$10,000.00 each and \$5,000.00 for blowing it out. For repairing irrigation \$120.00/hr for 2 people. Our Chelsea irrigation budget is a paltry \$4000.00.
- Owners are advised, regular pressure washers can be used by owners but not the heavy duty one because every time it is used it gets broken and no one lets anyone know it's broken. Just like the wheel barrel that was broken and just tossed in the RV lot and not a word said. If you break something when using it, please tell someone like Simon/Arvin or a council member in charge of that area.

h) PONDS AND FOUNTAINS – RON

- The Upper stream will be operational, if a few dry days become available to finish painting.

i) EMERGENCY PREPAREDNESS – The new call tree is attached to the minutes and will also be posted in the various buildings.

- The Emergency Program Leadership Team, in consultation with the Apartment Emergency Response Building Captains, have prepared emergency response instructions for Townhouse and Apartment occupants.
- We have had the Emergency Meeting Place signs for the Townhouse Zones and the Apartments produced. These will be mounted (in most places) on existing posts at the designated meeting places. We are in the process of identifying Townhouse Zone captains in each of the nine Townhouse Zones. These Zone Captains, as well as the Apartment Building Captains, will distribute the above noted response instructions as well as the GREEN and ORANGE magnetic

door decals as described on the second page of instructions. The Pet Care Team will be responsible for distributing the PET decals to pet owners.

Regards, Doug McLeod / Emergency Program Leader

j) **RV LOT – PAUL**

- There was a recent theft of a catalytic converter. Simon and Arvin have been doing a clean-up of accumulated junk in the RV lot and a disposal bin will be brought in. We cannot be accepting items such as Styrofoam, packaging, light bulbs, etc. These are to be taken, by owners, to the Re-Use-It Centre on 72nd Avenue.

k) **IRRIGATION**

- Irrigation has been tested and minimal repairs are ongoing prior to start up, overall, it has been a good winter. Blowing out of the system at shutdown has been very rewarding with a small number of breaks this spring. Thank you to all the volunteers

(8) NEW BUSINESS

- a) **Purchasing Sewer Rods** – \$200.00 has been estimated by Norm but he will investigate further.
- b) **New Bylaws and Rules on Website and in Office** – As most owners are aware there were a considerable number of changes to the bylaws and the rules and these have been posted on the Chelsea Today website. Rather than expense the cost of 400 new printed sets, please just download from the website. There will be a supply of printed copies available in the office.
- c) **Page Number Minutes** – now being page numbered at the suggestion of an owner.
- d) **Trash and Treasure Notice** - Attached to these minutes
- e) **Kensington Drywall 1st Floor** – Completed
- f) **Electrical Vehicle Charging for Visitors** – Please advise your visitors not to charge their EV's from strata power outlets.
- g) **Replace All Leaking Piping in Clubhouse to Mechanical Room** – It was **MOVED** and **SECONDED** to accept the quotation from Westech in the amount of \$7,155.75 to replace all the leaking piping in the clubhouse to the mechanical room. **CARRIED**
- h) **Atlas – Pest Exclusion** – This work is scheduled for June 8 – 10. Owners are to be aware that the technicians will be working on the foundation of the building. **Please ensure any personal items and/or outdoor furniture are at minimum 3 feet away from the building walls.**
- i) **Pool Safety Plan** – Being developed.
- j) **Pool Heat** – Westech repaired the heating issue with the pool. It was **MOVED** and **SECONDED** to accept the quotation from Westech for \$2,800.00 + labour to repair various other mechanical room issues. **CARRIED**
- k) **Pool Table – Felt and Re-levelling** – It was **MOVED** and **SECONDED** to accept the quotation from Home Billiards to have the pool table re-felted and re-levelled in the amount of \$1,069.60. **CARRIED**
- l) **RV Lot Clean Up** – underway – a quote will be obtained for line painting and re-numbering.
- m) **Hot Tub Room Painting** – completed
- n) **AED Supplies** – AED Key Cabinet, onsite training cartridge, Smart Pads, battery for FRX & onsite AED - \$400.96 - Approved by Council.
- o) **Parkade Gate Hardware** – Council has requested a quotation.

- p) **Pool and Spa** – Pool No Heat – Boiler Issue – Westech repaired.
- q) **Blind Cleaning Quotation** – Council have received a quotation to clean 4 aluminium blinds for the townhouses, 3 faux wood blinds at the Mayfair building and 6 faux wood blinds at the Windsor building for a total amount of \$850.00 + GST. Council reduced the scope of work as a number of the blinds are new and not dirty. Anita will place the order at the reduced scope and price and Norm will accompany the company.

(9) **ADJOURNMENT**

The meeting was adjourned at 4:30 PM.

The next Council meeting is Tuesday, June 21, 2022 at 1:00 PM – Likely in the Fireside Room

MASKS, ALTHOUGH NO LONGER MANDATORY, ARE STRONGLY RECOMMENDED IN ALL COMMON AREAS OF THE CLUBHOUSE AND THE APARTMENTS. OWNERS WHO HAVE TESTED POSITIVE FOR COVID ARE REQUIRED TO QUARANTINE FOR A PERIOD OF FIVE DAYS AND THEN, AFTER THAT QUARANTINE PERIOD, WEAR MASKS FOR FIVE DAYS WHETHER INSIDE OR OUTSIDE



CrossRoads Management has moved

**We are in the same business park and the new office address is:
#215 – 7455 – 132nd Street, Surrey, BC V3W 1J8
Phone, fax and email addresses will remain unchanged.
Please note the new address for all mail communications.**

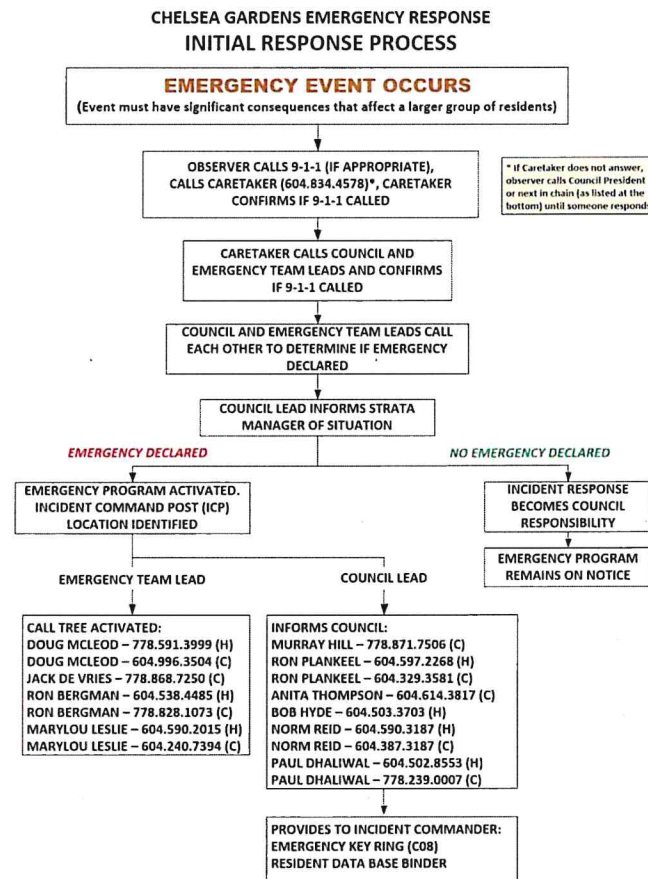


CHELSEA GARDENS EMERGENCY PREPAREDNESS

May 2022

Chelsea Gardens Initial Emergency Response Process

In an emergency situation, anyone at Chelsea Gardens may be the first one to observe the problem (e.g. a fire, or a flood, or a gas leak). The following process chart provides the Observer with the appropriate direction to ensure that Council and emergency responders are informed of the situation as soon as possible, allowing them to take appropriate actions to address the problem.



2022 APRIL 19

This response process chart will be posted in each apartment lobby and in the Clubhouse mailroom.

Chelsea Emergency 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.

Volunteers are always needed, because not all team members are available all the time, so please get involved *in any way*, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at kdmcleod@telus.net. All Chelsea volunteers would love to have you on board.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
April 2022
AS OF THE 2ND MONTH ENDING APRIL 30, 2022

Page 1
05/18/2022
09:47 AM

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	1,271,673.73
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	162,547.16
1109-0100 Due to CRF from Operating-Insurance	<u>327,576.00</u>

TOTAL ASSETS

2,761,796.89

LIABILITIES

2010-0000 Accounts Payable	336.28
2012-2500 Accrued Expenses	<u>9,196.94</u>

TOTAL LIABILITIES

9,533.22

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,666,944.14
3510-0000 Net Income - Current Year	<u>85,319.53</u>

TOTAL OWNERS' EQUITY

2,752,263.67

TOTAL LIABILITIES AND EQUITY

2,761,796.89

Date: MAY 18/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
April 2022
AS OF THE 2ND MONTH ENDING APRIL 30, 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	16,829.42	16,829.42	0.00	0.00	33,658.84	33,658.84	0.00	0.00	201,953.00
4010-6000 Strata Fees - Townhome	36,614.17	36,614.17	0.00	0.00	73,228.34	73,228.34	0.00	0.00	439,370.00
TOTAL	53,443.59	53,443.59	0.00	0.00	106,887.18	106,887.18	0.00	0.00	641,323.00
4031-0000 Interest Income	1,580.87	0.00	1,580.87	0	3,065.63	0.00	3,065.63	0	0.00
4031-6000 Interest Income- Insur. L	916.67	0.00	916.67	0	1,833.34	0.00	1,833.34	0	0.00
TOTAL	2,497.54	0.00	2,497.54	0	4,898.97	0.00	4,898.97	0	0.00
TOTAL INCOME	55,941.13	53,443.59	2,497.54	4.67	111,786.15	106,887.18	4,898.97	4.58	641,323.00
6278-2022 Apt Boilers Replace/Rep	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
TOTAL EXPS. BEFORE UTILITIES	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
TOWNHOUSE EXPENSES									
6342-2022 2022 Townhouse Envelo	7,184.14	7,083.33	-100.81	-1.42	7,184.14	14,166.66	6,982.52	49.29	85,000.00
6344-2022 Garage Doors	0.00	3,333.33	3,333.33	100.0	7,019.25	6,666.66	-352.59	-5.29	40,000.00
6345-2022 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	-426.30	33,333.34	33,759.64	101.2	200,000.00
TOTAL OPERATING EXPS. - T.H.	7,184.14	27,083.33	19,899.19	73.47	13,777.09	54,166.66	40,389.57	74.57	325,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6512-2022 Security Enhancements	336.28	291.67	-44.61	-15.29	336.28	583.34	247.06	42.35	3,500.00
TOTAL REPAIR & MAINT.	336.28	291.67	-44.61	-15.29	336.28	583.34	247.06	42.35	3,500.00
RECREATION CENTRE - COMMON									
6707-2022 Clubhouse Roof Replace	0.00	12,500.00	12,500.00	100.0	0.00	25,000.00	25,000.00	100.0	150,000.00
6711-2022 Clubhouse Cooling & He	0.00	2,500.00	2,500.00	100.0	0.00	5,000.00	5,000.00	100.0	30,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	15,000.00	15,000.00	100.0	0.00	30,000.00	30,000.00	100.0	180,000.00
TOTAL COMMON EXPENSES	336.28	15,291.67	14,955.39	97.80	336.28	30,583.34	30,247.06	98.90	183,500.00
TOTAL EXPENSES	7,520.42	42,375.00	34,854.58	82.25	26,466.62	84,750.00	58,283.38	68.77	508,500.00
NET INCOME (LOSS)	48,420.71	11,068.59	37,352.12	337.4	85,319.53	22,137.18	63,182.35	285.4	132,823.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
April 2022
AS OF THE 2ND MONTH ENDING APRIL 30, 2022

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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	83,050.43
1027-0000 Bank - Water Surcharge	36,376.65
1028-1300 Bank - Golf Tournament Funds	3,130.31
1029-0000 Bank - Apt Utilities	4,309.26
1030-0000 Bank - Exercise Room	1,223.03
1040-0000 Bank - Social Committee	5,784.49
1111-0311 Due to Operating from Utilities	10,792.77
1200-0000 Prepaid Insurance	327,576.00
1205-0000 Prepaid Expenses	1,347.49
1300-0000 Accounts Receivable	10,073.68
1301-0000 A/R - Other	58.94

TOTAL ASSETS 483,940.40

LIABILITIES

2010-0000 Accounts Payable	29,990.51
2014-0000 Accrued Water & Sewer	30,997.34
2017-0000 Social Committee Fund	5,784.49
2018-0000 Exercise Room	1,223.03
2019-0000 Golf Tournament Fund	3,130.31
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0003 Due to Contingency-Insurance	327,576.00
2040-0701 Due to Operating from Utilities	10,792.77
2170-0000 Vacation Payable	2,785.22
2250-0000 Pre-Paid Fees	563.53

TOTAL LIABILITIES 414,109.20

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	54,255.26
3510-0000 Net Income - Current Year	29,473.59
3510-2000 Net Income - Utilities	-19,276.96
3510-3000 Net Income - Water & Sewer	5,379.31

TOTAL OWNERS' EQUITY 69,831.20

TOTAL LIABILITIES AND EQUITY 483,940.40

Date: 4/18/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
April 2022
AS OF THE 2ND MONTH ENDING APRIL 30, 2022

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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	61,034.10	61,034.00	0.10	0.00	122,068.20	122,068.00	0.20	0.00	732,408.00
4012-0000 CRF Strata Fees - Apart	-16,829.42	-16,829.42	0.00	0.00	-33,658.84	-33,658.84	0.00	0.00	-201,953.00
4015-0000 Parking, Scooter & EV P	537.00	488.33	48.67	9.97	1,134.00	976.66	157.34	16.11	5,860.00
4022-0000 Move in/out	0.00	83.33	-83.33	-100.0	0.00	166.66	-166.66	-100.0	1,000.00
4025-0000 Prior Year Surplus (Defic	1,663.00	1,663.00	0.00	0.00	3,326.00	3,326.00	0.00	0.00	19,956.00
TOTAL	46,404.68	46,439.24	-34.56	-0.07	92,869.36	92,878.48	-9.12	-0.01	557,271.00
4030-0000 Strata Fees	116,015.17	116,015.17	0.00	0.00	232,030.34	232,030.34	0.00	0.00	1,392,182.00
4032-0000 CRF Strata Fees - Town	-36,614.17	-36,614.17	0.00	0.00	-73,228.34	-73,228.34	0.00	0.00	-439,370.00
4037-0000 Prior Year Surplus	2,685.58	2,685.58	0.00	0.00	5,371.16	5,371.16	0.00	0.00	32,227.00
TOTAL	82,086.58	82,086.58	0.00	0.00	164,173.16	164,173.16	0.00	0.00	985,039.00
OTHER									
4040-0000 Rental - Fireside Lounge	150.00	41.67	108.33	259.9	150.00	83.34	66.66	79.99	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	1,755.00	583.33	1,171.67	200.8	3,645.00	1,166.66	2,478.34	212.4	7,000.00
4055-0000 R.V. Parking	850.00	733.33	116.67	15.91	1,815.00	1,466.66	348.34	23.75	8,800.00
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	155.66	75.00	80.66	107.5	268.65	150.00	118.65	79.10	900.00
4066-0000 Remote Control Sale	145.00	141.67	3.33	2.35	160.00	283.34	-123.34	-43.53	1,700.00
TOTAL OTHER	3,680.66	2,175.00	1,505.66	69.23	7,263.65	4,350.00	2,913.65	66.98	26,100.00
TOTAL INCOME	132,171.92	130,700.82	1,471.10	1.13	264,306.17	261,401.64	2,904.53	1.11	1,568,410.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,833.33	-256.17	-13.97	4,179.00	3,666.66	-512.34	-13.97	22,000.00
6208-0000 Building Maint. - Apartm	757.87	2,250.00	1,492.13	66.32	5,057.07	4,500.00	-557.07	-12.38	27,000.00
6215-0000 Equipment Maint.-Apart	1,509.94	5,000.00	3,490.06	69.80	5,069.03	10,000.00	4,930.97	49.31	60,000.00
6268-0050 Elevator Maint. - Apartm	1,205.25	1,483.33	278.08	18.75	2,604.75	2,966.66	361.91	12.20	17,800.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
6279-0000 Garbage Pick-up - Apts.	2,458.08	2,583.33	125.25	4.85	4,327.44	5,166.66	839.22	16.24	31,000.00
TOTAL EXPS. BEFORE UTILITIES	8,020.64	13,649.99	5,629.35	41.24	21,237.29	27,299.98	6,062.69	22.21	163,800.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	2,247.61	5,166.67	2,919.06	56.50	3,847.98	10,333.34	6,485.36	62.76	62,000.00
6320-0000 Garbage Pick-up - Town	5,031.39	5,583.33	551.94	9.89	10,062.78	11,166.66	1,103.88	9.89	67,000.00
TOTAL OPERATING EXPS. - T.H.	7,279.00	10,750.00	3,471.00	32.29	13,910.76	21,500.00	7,589.24	35.30	129,000.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	12,134.72	12,333.33	198.61	1.61	23,973.47	24,666.66	693.19	2.81	148,000.00
6425-0000 Drainage Repair & Maint	2,941.16	1,666.67	-1,274.49	-76.47	4,673.66	3,333.34	-1,340.32	-40.21	20,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	577.50	2,500.00	1,922.50	76.90	15,000.00
6440-0000 Irrigation System	73.69	333.33	259.64	77.89	73.69	666.66	592.97	88.95	4,000.00
6455-0000 Snow Removal	0.00	1,000.00	1,000.00	100.0	630.00	2,000.00	1,370.00	68.50	12,000.00
TOTAL LANDS. & GROUNDS	15,149.57	16,583.33	1,433.76	8.65	29,928.32	33,166.66	3,238.34	9.76	199,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,127.40	1,583.33	-544.07	-34.36	2,127.40	3,166.66	1,039.26	32.82	19,000.00
6515-0000 Equipment Rep. & Maint	5,475.75	1,250.00	-4,225.75	-338.0	5,475.75	2,500.00	-2,975.75	-119.0	15,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	25.00	933.34	908.34	97.32	5,600.00
6525-0000 Supplies Maintenance-C	95.86	375.00	279.14	74.44	95.86	750.00	654.14	87.22	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
6535-0000 Enterphone and Security	64.30	791.67	727.37	91.88	125.24	1,583.34	1,458.10	92.09	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	231.00	500.00	269.00	53.80	3,000.00
6565-0000 Pest Control - Common	1,002.60	750.00	-252.60	-33.68	1,491.29	1,500.00	8.71	0.58	9,000.00
TOTAL REPAIR & MAINT.	8,765.91	5,508.34	-3,257.57	-59.14	9,571.54	11,016.68	1,445.14	13.12	66,100.00
UTILITIES									

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

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AS OF THE 2ND MONTH ENDING APRIL 30, 2022

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6576-0000 Electricity	177.00	191.67	14.67	7.65	354.00	383.34	29.34	7.65	2,300.00
6577-0000 Electricity Ponds - Com	395.00	433.33	38.33	8.85	790.00	866.66	76.66	8.85	5,200.00
6580-0000 Electricity Stream - Com	691.00	733.33	42.33	5.77	1,382.00	1,466.66	84.66	5.77	8,800.00
6595-0000 Telephone Caretaker	72.79	150.00	77.21	51.47	400.26	300.00	-100.26	-33.42	1,800.00
TOTAL UTILITIES	1,335.79	1,508.33	172.54	11.44	2,926.26	3,016.66	90.40	3.00	18,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	597.11	125.00	-472.11	-377.6	597.11	250.00	-347.11	-138.8	1,500.00
6690-0000 Electricity - RV Lot	63.00	79.17	16.17	20.42	126.00	158.34	32.34	20.42	950.00
TOTAL OPERATING EXPS-RV LOT	660.11	204.17	-455.94	-223.3	723.11	408.34	-314.77	-77.09	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	689.09	833.33	144.24	17.31	689.09	1,666.66	977.57	58.65	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	0.00	1,750.00	1,750.00	100.0	324.19	3,500.00	3,175.81	90.74	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	195.00	83.33	-111.67	-134.0	255.00	166.66	-88.34	-53.01	1,000.00
6725-0000 Exercise Equip R & M-R	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
6730-0000 Workshop R & M-Rec. C	0.00	83.33	83.33	100.0	92.40	166.66	74.26	44.56	1,000.00
6735-0000 Pool Repair & Maint.-Re	71.29	666.67	595.38	89.31	2,129.45	1,333.34	-796.11	-59.71	8,000.00
6740-0000 Pool Supplies & Chemic	956.79	375.00	-581.79	-155.1	956.79	750.00	-206.79	-27.57	4,500.00
6750-0000 Cleaning Supplies-Rec.	31.18	183.33	152.15	82.99	217.39	366.66	149.27	40.71	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,784.00	1,904.17	120.17	6.31	3,568.00	3,808.34	240.34	6.31	22,850.00
6765-0000 Gas - Rec. Centre	1,274.70	1,600.00	325.30	20.33	2,829.74	3,200.00	370.26	11.57	19,200.00
TOTAL OPER. EXPS-REC. CENTRE	5,002.05	7,979.16	2,977.11	37.31	11,062.05	15,958.32	4,896.27	30.68	95,750.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,356.50	5,000.00	-356.50	-7.13	9,976.90	10,000.00	23.10	0.23	60,000.00
6830-0000 Caretaker Assistant Wag	1,385.89	1,625.00	239.11	14.71	3,206.25	3,250.00	43.75	1.35	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	3,360.00	3,666.66	306.66	8.36	22,000.00
6875-0000 Payroll Costs	926.83	935.00	8.17	0.87	1,851.50	1,870.00	18.50	0.99	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00
TOTAL SALARIES & PAYROLL COS	9,349.22	9,518.33	169.11	1.78	18,394.65	19,036.66	642.01	3.37	114,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
6915-0000 Supplies	293.93	75.00	-218.93	-291.9	293.93	150.00	-143.93	-95.95	900.00
6920-0000 Telephone & Cable - Offi	279.73	416.67	136.94	32.87	530.79	833.34	302.55	36.31	5,000.00
TOTAL OFFICE EXPENSES	573.66	525.00	-48.66	-9.27	824.72	1,050.00	225.28	21.46	6,300.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	700.66	833.34	132.68	15.92	5,000.00
6975-0000 Council Expenses - Adm	268.28	291.67	23.39	8.02	354.36	583.34	228.98	39.25	3,500.00
6980-0000 Legal Expenses	98.26	29.17	-69.09	-236.8	98.26	58.34	-39.92	-68.43	350.00
6984-0000 Postage and Printing	253.25	1,416.67	1,163.42	82.12	1,898.92	2,833.34	934.42	32.98	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	33.34	33.34	100.0	200.00
6990-0000 Insurance Premiums	54,596.00	54,596.00	0.00	0.00	109,192.00	109,192.00	0.00	0.00	655,152.00
6992-0000 Insurance Carrying Char	916.67	916.67	0.00	0.00	1,833.34	1,833.34	0.00	0.00	11,000.00
7000-0000 Management Fees	6,078.17	6,078.17	0.00	0.00	12,156.34	12,156.34	0.00	0.00	72,938.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.0	0.00	100.00	100.00	100.0	600.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	333.34	333.34	100.0	2,000.00
7023-0000 Emergency Preparednes	0.00	333.33	333.33	100.0	0.00	666.66	666.66	100.0	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	20.00	25.00	5.00	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	0.00	233.34	233.34	100.0	1,400.00
TOTAL ADMINISTRATION EXPENSE	62,220.63	64,474.19	2,253.56	3.50	126,253.88	128,948.38	2,694.50	2.09	773,690.00
TOTAL COMMON EXPENSES	103,056.94	106,300.85	3,243.91	3.05	199,684.53	212,601.70	12,917.17	6.08	1,275,610.00
TOTAL EXPENSES	118,356.58	130,700.84	12,344.26	9.44	234,832.58	261,401.68	26,569.10	10.16	1,568,410.00
NET INCOME (LOSS)	13,815.34	-0.02	13,815.36	69.07	29,473.59	-0.04	29,473.63	73.68	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	18,978.50	18,978.50	0.00	0.00	37,957.00	37,957.00	0.00	0.00	227,742.00
9262-0000 Utilities Interest Income	-0.93	0.00	-0.93	0	-3.11	0.00	-3.11	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-20,552.52	-20,552.00	-0.52	0.00	-20,552.00
Total Apartment Utilities	18,977.57	18,978.50	-0.93	0.00	17,401.37	17,405.00	-3.63	-0.02	207,190.00

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

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AS OF THE 2ND MONTH ENDING APRIL 30, 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>
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,533.00	2,625.00	92.00	3.50	5,066.00	5,250.00	184.00	3.50	31,500.00
9365-0000 Electricity Windsor	1,529.00	1,666.67	137.67	8.26	3,058.00	3,333.34	275.34	8.26	20,000.00
Total Electricity - Apart.	4,062.00	4,291.67	229.67	5.35	8,124.00	8,583.34	459.34	5.35	51,500.00
Gas - Apartments									
9410-0000 Gas - Mayfair	2,695.15	2,673.33	-21.82	-0.82	6,070.49	5,346.66	-723.83	-13.54	32,080.00
9420-0000 Gas - Kensington	4,944.99	5,217.50	272.51	5.22	11,465.15	10,435.00	-1,030.15	-9.87	62,610.00
9430-0000 Gas - Windsor	5,153.31	5,083.33	-69.98	-1.38	11,018.69	10,166.66	-852.03	-8.38	61,000.00
Total Gas - Apartment	12,793.45	12,974.16	180.71	1.39	28,554.33	25,948.32	-2,606.01	-10.04	155,690.00
TOTAL UTILITIES - APARTMENT	16,855.45	17,265.83	410.38	2.38	36,678.33	34,531.66	-2,146.67	-6.22	207,190.00
NET INCOME (LOSS) UTILITIES	2,122.12	1,712.67	409.45	23.91	-19,276.96	-17,126.66	-2,150.30	-12.56	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	6,080.00	6,080.00	0.00	0.00	12,160.00	12,160.00	0.00	0.00	72,960.00
9700-0000 Water - Townhouses	8,892.00	8,892.00	0.00	0.00	17,784.00	17,784.00	0.00	0.00	106,704.00
9725-0000 Water - Interest Income	46.80	0.00	46.80	0	112.80	0.00	112.80	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	6,319.85	6,320.00	-0.15	0.00	6,320.00
TOTAL WATER INCOME	15,018.80	14,972.00	46.80	0.31	36,376.65	36,264.00	112.65	0.31	185,984.00
WATER EXPENSE									
9850-0000 Water Usage	15,498.67	15,498.67	0.00	0.00	30,997.34	30,997.34	0.00	0.00	185,984.00
TOTAL WATER	15,498.67	15,498.67	0.00	0.00	30,997.34	30,997.34	0.00	0.00	185,984.00
NET INCOME (LOSS) WATER	-479.87	-526.67	46.80	8.89	5,379.31	5,266.66	112.65	2.14	0.00



CHELSEA GARDEN TRASH & TREASURE DAY – Saturday JUNE 25th

Dear Residents,

Mark your Calendars for Trash or Treasurer Day! On Friday, June 24th you may place unwanted items curbside (apartments will have designated areas) at noon so that others can see if your trash is their treasurer. Please do not put out any paint until Saturday morning. AjM Disposal (Clutter Guys) will then come on Saturday, **June 25th at 8:30am** to remove any remaining items placed curbside for proper disposal and recycling. As this program is designed to assist with the removal of items not accepted in your regular garbage service, please familiarize yourself with the accepted items. If you have any specific questions in regards to the listed items please email (info@ajmdisposal.com) or call our office. The crew and vehicles will be making multiple trips throughout the day, please have your items at the curb for **8:30am Saturday, June 25th**. Below is a list of acceptable & non acceptable items to help you along the way.

Please note that, due to Covid-19 safety considerations, the public will not be permitted to participate and the gates will be closed during the day.

✓ Materials Accepted:

- ✓ Appliances (Fridge, Stove, Dishwasher, AC, Freezer etc.)
- ✓ Furniture (Couch, Chair, Love Seat, Table etc.)
- ✓ Electronics (T.V, Computer, DVD Player, Vacuum, Gaming Systems etc.)
- ✓ Household Paint **(Must have original label & Be Sealed, No Industrial Paints Allowed)**
- ✓ Light Bulbs (Florescent "CFL" Bulbs)
- ✓ Wood (Must not exceed 6 Feet in Length)
- ✓ Scrap Metal (BBQ, Racking, etc.)
- ✓ Propane Tanks (Must be Empty)
- ✓ Mattresses (\$20.00 Per Piece Recycling Fee Includes Futons, Foamies & Box Springs)
- ✓ Clothing (Donatable Clothing must be Bagged & clearly marked)
- ✓ Car Batteries (New Item**)
- ✓ Paint **DO NOT PUT OUT UNTIL 8:00 AM ON SATURDAY MORNING**

✗ Materials NOT Accepted

- ✗ **NO** Wastes that are radioactive, hazardous, Pathogenic, toxic, flammable, caustic, corrosive, explosive, or which in any way could be dangerous to the persons receiving and/or Handling them.
- ✗ **NO** Medications or Pharmaceuticals
- ✗ **NO** Drywall or Acoustic Ceiling Tiles.
- ✗ **NO** Organic/Yard Waste; includes concrete, soil, bricks etc.
- ✗ **NO** items weighing over 125lbs, unless broken down to manageable pieces
- ✗ **NO** glues or Adhesives or Drywall Mud unless 100% dried out.
- ✗ **NO** unlabeled containers of Liquid (oil, paint, fuel etc.)

******PLEASE NOTE: Mattress Recycling Fee of \$20.00 is the responsibility of each homeowner******
Please call 604-830-2309 to be added to the list of pick-ups should you have any mattresses, box springs, futons or Foamies to recycle.

PLEASE ENSURE ALL ITEMS ARE PLACED AT CURBSIDE BY 8:30 AM TO AVOID MISSED PICK UPS
CURRENTLY NO DONATIONS ARE BEING ACCEPTED DUE TO COVID 19

JUNE 2022 EVENTS

Masks are Recommended

Classes may be cancelled without notice due to COVID



EVENTS at a Glance

Cash Bar
Friday, June 17

Movie Night
Sundays
June 5 and 26
7:00pm

EXERCISE
CLASSES
Mondays and
Thursdays
WEIGHTS &
BANDS 9:00am
WALK AWAY
THE POUNDS
9:30am
Tuesdays and
Fridays
OSTEO 9:00 am

Play
SNOOKER/
POOL/
BILLIARDS
Anytime

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	31 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	1 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	2 Euchre 7 pm Bridge 6:30 pm	3 Pub Night BYOB	4
5 Movie Night 7:00 pm 	6 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	7 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	8 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	9 Euchre 7 pm Bridge 6:30 pm	10 Pub Night BYOB	11
12	13 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	14 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	15 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	16 Euchre 7 pm Bridge 6:30 pm	17 Pub Night BYOB CASH BAR TBA	18
19	20 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	21 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	22 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	23 Euchre 7 pm Bridge 6:30 pm	24 Pub Night BYOB	25
26 Movie Night 7:00 pm 	27 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	28 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	29 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	30 Euchre 7 pm Bridge 6:30 pm	1 Pub Night BYOB	2