



MONTHLY COUNCIL MEETING MINUTES

Wednesday, February 21, 2024

LOCATION/TIME - 1:00PM LIBRARY

Council: Mike Williams, Bob Hyde, Debbie Thorburn, Paul Kavanagh, Ron Plankeel, Ashley Orton, Paul Dhaliwal

Strata Mgt: Jesse Train

Regrets:

STRATA COUNCIL - 2023/2024

EXECUTIVES

Ashley Orton - T243
Bob Hyde - T102
Mike Williams - T219
Paul Dhaliwal - T172
Debbie Thorburn - T188
Paul Kavanagh - T164
Ron Plankeel - T272

Non-Council Assignments:

Zenon Jalbert - T202

COMMITTEE ASSIGNMENTS

President, Security & Privacy, Website
Treasurer, Bring Forward, Vice President
Townhouses, Secretary, Roof, Landscaping
Clubhouse, RV Committee
Condominiums, Social Committee Liaison, Minutes
Treasurer, Roof, Emergency Response, Privacy
Landscaping, Irrigation, Ponds & Fountains

Fish Pond
Website

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Valerie Morris-Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm
Emergency only : (604) 834-4578 Email: chelseagardens1416@outlook.com
NON-EMERGENCY CALLS - 604-501-0479

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca

#215- 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 after hours for an emergency you will be asked to press "1".
This takes you to our afterhours 24/7 Call center 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 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****

CALL TO ORDER – 1:02 PM

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from January.

CARETAKER REPORT DEC 2023/JAN 2024 – Don

- A total of 160 smoke detectors have been changed to date in 66 townhomes and 66 condo units.
- Westech repaired a leaking sink in the men's locker room and will replace the fittings on a second sink that is leaking in that location.
- Townhouse lower gutter cleaning is complete.
- There was a car picking up the bottle and can donation bags on the 300 street on Friday, Feb 9. It was not believed to be a resident doing this, so I patrolled the following Friday to see if the culprit(s) showed up again but they did not.
- Roofing repairs on the condo buildings started on Feb 20th.
- A bench at the Kensington front door that was damaged beyond repair was removed.
- The swimming pool had its monthly vacuuming, and the system is working well.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

It was **MOVED, SECONDED and CARRIED** to approve the financials as presented.

OPERATIONS BUDGET

As of January 31, we have completed eleven months of our fiscal year. Revenue over expenses up to this point is \$174,922. It is hoped this surplus will help keep any strata fee increases minimal for the next fiscal year that starts March 1.

Revenue

- To date, revenues are \$13,302 over the budgeted \$27,775, due to higher than expected revenue primarily from apartment move-ins, guest suite rentals, FOB sales, and interest income.

Expenses

- Condo specific expenses to date are \$50,218 less than the year-to-date budget, primarily due to lower building and equipment maintenance. Townhouse specific expenses to date are \$12,507 less than budgeted to date due to lower building maintenance.
- Common expenses to the end of January amounted to \$1,183,812 compared to a year-to-date budget of \$1,280,589 for savings of \$96,777.
- Notable one-time expenses paid in January include: \$9,992 for dryer vent cleaning, \$7,886 for needed residential window replacements, \$5,634 for upper stream pump replacement, \$5,573 for condo mechanical system repairs, \$5,067 for snow removal and salt applications, \$1,165 for required relocation of plumbing, \$1,128 for replacement of a Clubhouse urinal, \$682 for removal of a fallen tree, \$414 for repairs to a parkade gate, \$313 for equipment improvements to Clubhouse wi-fi. All expenses are proportioned appropriately between common, townhouse, and condo operating budgets.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned to the end of January is \$116,180, primarily from investments and from the Operations Budget for the loan made for the annual payment of the strata's insurance. Interest income does not include interest earned on GICs which is recognized when they mature in late February.
- The approved CRF budgeted items this year were \$645,000, we have spent \$415,156 of this. Note there were no CRF expenditures in January.

UPCOMING BUDGET 2024-2025

- The Finance Committee has started work on developing the budget for the coming fiscal year. Council aims to minimize any increases, however we are receiving notices in rate increases including strata insurance, garbage/recycling pick up, and water/sewer rates.
- Council members are asked to forward any list of proposals for consideration for next year. Owners may also forward suggestions.

BUSINESS ARISING FROM PREVIOUS MINUTES

Pest Control – Orkin has started their contract, and we will monitor how they are working around the complex. Orkin was advised to schedule all the individual units that are having rodent issues as soon as possible.

Glass Awning in Clubhouse – It appears that a match for the clubhouse glass canopy is unachievable. The council discussed the options, and it was **MOVED, SECONDED and CARRIED** to go ahead with the closest match. The alternatives are to leave the canopy leaking or to replace all the glass panels, however replacing all the glass panels would be an enormous expense. It was decided to move forward with replacing the failed panels with the closest match.

Expiring Smoke Detectors – The replacement of expired smokes detectors is on-going.

Condo Exposed Balcony Surface Painting – MorInventive will be working with Don to have this balcony issue resolved however it will need to wait for warmer, dryer weather in the spring.

Nomination Committee – There will be three Council positions up for election this coming year. Notices have been posted for Owners who are interested in joining this committee. So far no one has reached out to be part of this committee. If you are interested in running for Council, please reach out to jesse@crpm.ca and provide a bio that can be inserted into the AGM package.

Resolution Committee – The Resolution Committee will soon be setting a meeting date.

Condominium Bird Spike Install – Don will arrange to install bird spikes above a 4th floor balcony that has continuous bird nesting problems.

AGM Venue – Council is planning to rent a venue which accommodates about 400 people to ensure that there is sufficient space for everyone who wishes to attend in person. The AGM is tentatively scheduled for Tuesday, April 23rd, 2024. This is subject to change depending on the availability of the venue that is chosen.

Boiler Room Leak in the Kensington – We are currently monitoring this leak which may have been ground water accumulation and not an actual leak. Reports for the last few weeks are that it was dry and it appears that it was a one-off issue.

Patio Warped Door – The door has been repaired.

Noise Issues between condo units – Council is investigating the situation.

Insurance – Acera Insurance has provided Council with a renewal quote. The increase is only 2.75% which is great news. The only change to the policy is that the earthquake deductible is increasing from 15% to 20%. This was all that could be achieved from the underwriters. It was **MOVED, SECONDED and CARRIED** to approve the renewal quote with Acera Insurance. Council has asked CrossRoads to contact the broker for an explanation of the significant increase in their commission from the previous year. Attached to these minutes is the new policy. It is very important that you consider updating your policy deductibles limits to compensate for the increase in earthquake deductibles from 15% to 20%.

Tree Assessment Report – Council reviewed quotes to have all the trees in the complex assessed by a professional arborist and to provide a report to document any trees that are a risk to the Strata. It was **MOVED, SECONDED and CARRIED** to approve the report to be done by McConkey Arborist. There will be a resolution brought forward at the AGM for work to be done to deal with any identified tree hazards in the complex.

Leak in TH unit – Pipe re-location – The Strata work for this project is completed.

Electrical Planning Reports – On December 6, 2023, amendments to the Strata Property Act became effective requiring that Strata Corporations with more than five strata lots complete an electrical planning report for the potential installation of electric vehicle chargers. The report will help strata councils and owners understand their electrical system and assess whether their buildings have the capacity for future needs for electrical vehicles charges, heating, cooling systems and lighting. This is especially important given the anticipated growth in the use of electric vehicles. This will be brought forward at the AGM as a spending resolution, to get this report in place.

Fob Battery Backup – The backup power supply for the Windsor fob system has been upgraded at a reasonable cost and upgrading of the Kensington fob system will also be done.

Emergency Lighting Battery Backup – Council is still investigating the options for battery back up on the emergency lighting system.

CORRESPONDENCE

A letter was received about a downspout overflowing. This will be reviewed by the Council and the caretaker.

There was a complaint about an interaction with the workers who performed the dryer vent cleaning. This was passed onto the manager of the company to resolve.

There were several alteration requests. Council has reviewed these and approved the work to be done. These units will receive alteration letters.

A question was raised about interior ceiling damage from a roof leak. Council identified that the interior work will be delayed until the roof is replaced to avoid any unnecessary costs of having to re-do the ceiling work from any further issues when the roof is being replaced. If the Owner wishes to have the work done sooner, they can do so at their own expense.

A repeated complaint was received about another residents' dog causing a disturbance to the complainant around the common property of the complainants' unit. A letter has been sent to the resident whose dog is causing the alleged disturbance. It is reminded that these types of disturbances must be documented and put into writing with times, dates, durations and a description of the disturbance for Council to identify whether it is a reasonable complaint or not. It may also be required that the Council be contacted during the disturbance to witness and determine if the complaint is reasonable or not.

A request was made to have a promotional presentation from Rogers. The council declined this as it is against the bylaws.

A complaint was received about window coverings not in compliance with Bylaw 3(4) and Christmas lights still being hung up and turned on. A letter was sent to this unit.

A letter was received in regard to an ongoing noise issue in the condos that Council is investigating.

A response letter was received about a noise issue in the condos. Council is investigating.

There were many inquiries as to why the Council is contemplating a no BBQ bylaw. It is because this was a request from an Owner and will be brought forward to the resolution committee for discussion. It will then be up to the Council to determine if they want to pursue this resolution at the AGM.

There was a report of a slow drain. It was advised that the Owner should contact a plumber and if it was determined that the source was Strata the bill could be sent to Council for review and possible reimbursement. This sink issue was resolved.

There continue to be pest control inquiries. We will continue to monitor how Orkins' procedures work for the complex and the individual units.

A follow up response was reviewed about snow removal, gate issues, oil leaks and spa issues. A previous response was sent to the resident by the strata manager.

A complaint was received about a townhouse unit parking three vehicles in the visitor parking areas. Parking violation letters will be placed on the vehicles and a letter will go to the source unit. Failure to comply will lead to the vehicles being towed.

A request was made to rent a stall in the Kensington, however all stalls are currently rented.

A letter was sent identifying the issue of a leak between units which is being addressed by the owners. It was not a letter of complaint but instead to provide information.

A complaint was received about how bare and sometimes muddy the ground is around the sitting bench area in front of the Kensington and requesting remediation of the area. The council will investigate options for the area.

A concern was raised asking whether a bathroom fan running continuously for 3 days poses a fire hazard. To the knowledge of Council, it does not. Residents should make sure that at least twice per year they vacuum the dust that accumulates around the bathroom fans to avoid dust build up. They should also check the humidity settings on their fans.

A request was made to get a new boiler installed. An alteration letter will be sent.

A request was made to have all roof information provided to the Owners before the information session on February 24th 2024. Council decided to make the presentation available to all owners the day before the session.

COMMITTEE REPORTS

CONDOMINIUMS – Debbie

- There was a bench in front of the Kensington entrance which was deemed unsafe due to rotten boards. It has been removed.
- Cigarette butts have been found inside one of the underground parkades. Residents are reminded that smoking is prohibited in the underground parkades as per rule 4a(1).
- Maintenance work on the condo roofs by RooFix is in progress.

TOWNHOUSES – Mike

- No Report

CLUBHOUSE – Paul D

- No Report

LANDSCAPING - Ron

- Getting ready for spring and the work orders are being cleaned up.

- Front garden beds and leaf cleanup done.
- Areas in back of condos have been pruned and cleaned up.
- 90% of back hedges are done
- Blvd. on 138th street has been done.

SAFETY AND SECURITY – Ashley

- Backup power supplies have had their batteries replaced.
- Lock box for emergency keys has been installed with a copy of the box keys given to Doug McLeod.
- New Wi-Fi mesh system (range extenders) covering the Lobby, Pub and Fireside rooms has been installed. The new extender name is “clubhouse” and the password is also “clubhouse”.
- We will probably have to install 3 more range extenders for the Gym and Guest suite areas at a future date if this is found to be feasible. It was **MOVED, SECONDED AND CARRIED** to approve this update if feasibility is confirmed, as the expense is minor. In the meanwhile, gym and guest suite areas should use the old CG3, password “CHELSEAWI-FI”

IRRIGATION – Ron

- No report

SOCIAL COMMITTEE

- Once again, our Italian Dinner sold out quickly. Many people appreciated the change in menu, and the generous portion sizes. Next month we will be celebrating St. Paddy with an Irish stew and soda bread dinner. Unfortunately, we will be raising bar prices, but increased retail prices and upcoming tax increases leave us no choice. We have purchased a new dishwasher for the bar, and it will hopefully be replaced before our next cash bar. Many thanks to those who reused their glasses or brought their own.

ADMINISTRATION

- No Report

PONDS AND FOUNTAINS – Ron

- The fishpond will be cleaned, and turtles put back in around the first week of March.
- We are looking for more people interested in feeding the fish and turtles.

RV LOT – Paul D

- The junk being left in the RV lot will be cleaned up.

ROOFING COMMITTEE – Paul K

Townhouse Roof Replacement Progress Report

- A closing date for the tender for the Townhouse roof replacement program was extended to February 13, 2024 due to several bidders requesting additional time to prepare their respective bids. The results were distributed to the Roofing Committee shortly thereafter and were reviewed with Phoenix Roofing Consultants on February 20th. The bids range from a low of \$4,190,000 to a high of \$5,080,000. The Committee’s recommendation is to award the contract to Mack Kirk at a contract price of \$4,331,000. The reasons for selecting Mack Kirk include that it is a larger company with more experience in the roofing industry, has better observed outcomes on flat roofs and has an all in-house work force.
- The following are among the issues Council will address in the information session being held on February 24, 2024:
 - 1) How much of a construction contingency (i.e. as a percentage of the base price) should be added to the project cost to cover any unforeseen costs, risks, events or changes in scope that may occur during the life of the project.
 - 2) The amount of funding that can be prudently withdrawn from the Contingency Reserve Fund (CRF) to offset some of the cost of the project.
 - 3) How the excess cost will be financed.

- Condo Roof Maintenance Plan
- The Condo roof maintenance contract was issued to RooFix and they started their work on February 20, 2024. Appropriate notices have been issued to residents. Phoenix Roofing Consultants will inspect the work and report back to the Council before payment is made.

INVESTMENT COMMITTEE – Paul K

- In keeping with an earlier recommendation made by the Investment Committee, Council will stagger the maturity dates of GIC's that are maturing on February 28, 2024. The objective is to reduce the risk of future interest rate changes and uncertainties.

EMERGENCY PREPAREDNESS – Paul K

- There was a request to get sandbags for flood preparedness. The council requested that the option of using water bags be investigated due to their ease of movement.
- See full report attached.

NEW BUSINESS

Clubhouse Dishwasher – The Social Committee has purchased a new dishwasher and will be installed sometime in March. It was **MOVED, SECONDED and CARRIED** to approve the purchase of the extra warranty for the new dishwasher.

Front Gate Broken Pavers – These pavers will be replaced shortly.

Storage Room A in Kensington leaking – This leak has been resolved.

Townhouse Driveway Drain Issue – Crush has been asked to deal with this issue.

Fire Inspection Deficiencies – City Fire will be working on the deficiencies that were identified by the City of Surrey fire inspection.

Dog Feces in Yards – It was noted that there were several yards that were littered with dog feces when the dryer vents were being done. Owners are reminded to always clean up after your pets. This is especially important when workers are on-site as they should not have to step and work around pet excrement.

Broken Gate Behind Kensington – Don has repaired the gate behind the Kensington Building.

Monitoring Company – Council reviewed a quote for a new monitoring company. It was **MOVED, SECONDED and CARRIED** to approve the switch to a service provided by City Fire.

Townhouse Exterior Work – There were noted issues at a townhouse unit that will be added to the envelope work list for this coming summer.

Townhouse Roof Project – It appears that some condo owners do not believe that they would be affected by the Townhouse Roofing project and this is not accurate. A levy would include both the townhouse and condo owners based on unit entitlement, just as it would include both townhouse and condo owners when the time comes for condo roof replacement and other essential maintenance and replacement work to the condo buildings.

Garbage Issues – If you have concerns it is advised to make sure that pictures are taken so they can be sent on to the garbage company.

Traffic Calming Along 70th Avenue and 138th Street – This discussion was tabled.

Un-Safe Bench at Kensington – The bench was removed and subsequently found to be unrepairable.

Visitor Parking – It was noted that a unit is abusing visitor parking. A letter will be sent to the violating unit and potential fines levied as well as towing of the vehicles for future infractions.

Appraisal Renewal – It was **MOVED, SECONDED and CARRIED** to approve the appraisal program for the next 3 years with Normac. The purpose of the program is to prepare an annual update of the Chelsea Gardens property value for insurance purposes.

New Boiler Feeder Line – It was **MOVED, SECONDED and CARRIED** to approve the work to install a new boiler feeder line to replace the one that was leaking.

Hot Tub Valve Replacement – It was **MOVED, SECONDED and CARRIED** to approve the replacement of a valve on the hot tub.

AGM – The AGM is tentatively scheduled for April 23rd, 2024. Venue to be determined.

ADJOURNMENT

The meeting was adjourned at 5:11PM

The next Council meeting is Tuesday, March 19th @ 1:00 PM 2024.

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



Residential Real Estate Program Proposal

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

Policy Period: From: March 1, 2024 To: March 1, 2025

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



Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form No. CMWM-APRIL-2023, Appraisal: Mar 1, 2024, Year of Cycle: 3	\$183,523,000.	\$25,000.
Equipment/Contents/Leased Security	\$343,000.	
Business Interruption	Not Covered	
Additional Living Expense – Excess Unit Owners & Including Flood & Earthquake (max \$50,000 per unit and \$1,000,000 aggregate)	\$1,000,000.	
All Risks (All Losses Deductible)		\$25,000.
Earthquake – Annual Aggregate	\$183,866,000.	20%, Minimum \$250,000.
Flood – Annual Aggregate	\$183,866,000.	\$50,000.
Water Damage		\$50,000.
Sewer Backup		\$50,000.
Exterior Glass Breakage - Frame Construction		\$250.
Exterior Glass Breakage - All Other Construction		\$1,000.
Commercial Glass Breakage		\$1,000.
Canopy Glass Breakage		\$1,000.
Master Key Coverage		\$2,500.
Lock and Key Coverage		\$2,500.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$50,000.
Equipment Breakdown - By-laws Included	\$183,523,000.	\$1,000.
Equipment/Contents/Leased Security	\$343,000.	
Business Interruption - Loss of Profits (Gross Rentals)	Not Covered	
Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$10,000,000.	
Non-Owned Automobile	\$10,000,000.	
Advertising Injury Liability	\$10,000,000.	
Medical Payments – Each Person	\$50,000.	
Tenants' Legal Liability – Any One Premises	\$500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$100,000.	
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$15,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary	\$25,000.	Nil.
Employee Dishonesty, Coverage – Form A	\$50,000.	Nil.
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$5,000,000.	
Terrorism and Sabotage Coverage	\$500,000.	\$2,500.
Group Accident & Business Travel	\$100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$100,000.	
Expense	\$50,000.	
Earthquake Deductible Buy – Down Coverage – Annual Aggregate	Not Covered	

Conditions – Property

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

Conditions – General Liability

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

Notable Exclusions & Endorsements – All Property

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

Clark Wilson Platinum Legal Services Retainer Contract

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

Aggregate Fees Cap per Legal Proceeding
\$1,000,000.

CHELSEA GARDENS EMERGENCY PREPAREDNESS

FEBRUARY 2024



The Chelsea Gardens Emergency Preparedness and Response Program is comprised of a number of specific teams. This month's insert highlights the Care and Shelter Team.

CARE AND SHELTER TEAM

In an emergency some people spring to action, some remember safety procedures with confidence and some people are filled with self-doubt and suspicion of what is happening. Regardless of how people react in an emergency, the Care and Shelter Team is available to provide calmness, direction and support to people when necessary.

Team members will provide a friendly ear or a cup of tea and a chat to ensure the wellness of their perhaps distressed neighbours. In a dire emergency they may be called upon to provide shelter, a warm bed or help in contacting loved ones and family. Most importantly they are there to support their neighbours with a compassionate ear.

The team has compiled resources like shelter tents, propane heaters, a water filtration system, porta potties, blankets and comfort items we take for granted. If you would like to volunteer on this team or any of the other teams in the Emergency Program, contact Doug McLeod as noted below.

DID YOU KNOW? In an emergency people tend to take routes that they are familiar with. Emergency exits can be new frontiers which can further aggravate fear. Develop and practice your own emergency evacuation procedure including family, pets and routes. **Note to self:** Get familiar with emergency exits and procedures - include your family and neighbors.

Our community is always changing: residents move out and others move in, some decline in capability with time, and others have changes in personal priorities. Thus, volunteers leave the program. We will always need more volunteers to ensure our emergency response is effective. If you are interested in contributing to your community in a very positive way, contact the Emergency Program Leader, Doug McLeod, at kdmcleod@telus.net, or 778.591.3999.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
January 2024

Page 1
02/20/2024
2:03 PM

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

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

ASSETS

1025-0000	Bank - Westminster - Contingency	2,161,909.35
1038-1334	Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1038-1335	Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1038-1336	Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1038-1337	Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1106-0000	Insurance Claim Receivable	147,191.42
1109-0100	Due to CRF from Operating-Insurance	58,877.00
	TOTAL ASSETS	<u>3,367,977.77</u>

LIABILITIES

2010-0000	Accounts Payable	0.00
2012-2500	Accrued Expenses	10,381.80
	TOTAL LIABILITIES	<u>10,381.80</u>

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	2,921,721.81
3510-0000	Net Income - Current Year	435,874.16
	TOTAL OWNERS' EQUITY	<u>3,357,595.97</u>
	TOTAL LIABILITIES AND EQUITY	<u>3,367,977.77</u>

Date: Feb 20 2024
Accountant: [Signature]
Property Manager: _____

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (Ims1416c)
January 2024

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-5000	Strata Fees - Apartments	21,036.75	21,036.75	0.00	231,404.25	231,404.25	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	503,445.25	503,445.25	0.00	549,213.00
	TOTAL	66,804.50	66,804.50	0.00	734,849.50	734,849.50	0.00	801,654.00
4031-0000	Interest Income	10,424.44	0.00	10,424.44	98,240.86	0.00	98,240.86	0.00
4031-6000	Interest Income- Insur. Loan	1,630.83	1,630.83	0.00	17,939.13	17,939.13	0.00	19,570.00
	TOTAL	12,055.27	1,630.83	10,424.44	116,179.99	17,939.13	98,240.86	19,570.00
	TOTAL INCOME	78,859.77	68,435.33	10,424.44	851,029.49	752,788.63	98,240.86	821,224.00
TOWNHOUSE EXPENSES								
6342-2023	2023 Townhouse Envelope Repairs	0.00	7,083.33	7,083.33	40,928.06	77,916.63	36,988.57	85,000.00
6344-2023	Garage Doors	0.00	4,166.67	4,166.67	50,971.20	45,833.37	-5,137.83	50,000.00
6345-2023	Townhouse Roof	0.00	16,666.67	16,666.67	187,579.79	183,333.37	-4,246.42	200,000.00
	TOTAL OPERATING EXPS. - T.H.	0.00	27,916.67	27,916.67	279,479.05	307,083.37	27,604.32	335,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-2023	Sinkhole Remediation	0.00	0.00	0.00	10,536.75	0.00	-10,536.75	0.00
6521-2023	Fire Equipment Replacement	0.00	8,333.33	8,333.33	64,898.93	91,666.63	26,767.70	100,000.00
	TOTAL REPAIR & MAINT.	0.00	8,333.33	8,333.33	75,435.68	91,666.63	16,230.95	100,000.00
RECREATION CENTRE - COMMON								
6707-2023	Clubhouse Roof Replacement	0.00	12,500.00	12,500.00	0.00	137,500.00	137,500.00	150,000.00
6708-2023	Clubhouse Pool Liner Replacement	0.00	1,666.67	1,666.67	19,051.20	18,333.37	-717.83	20,000.00
6709-2023	Pool Skimmer Replacement	0.00	0.00	0.00	11,495.40	0.00	-11,495.40	0.00
6712-2023	Clubhouse Awning Restoration	0.00	3,333.33	3,333.33	29,694.00	36,666.63	6,972.63	40,000.00
	TOTAL OPER. EXPS-REC. CENTRE	0.00	17,500.00	17,500.00	60,240.60	192,500.00	132,259.40	210,000.00
	TOTAL COMMON EXPENSES	0.00	25,833.33	25,833.33	135,676.28	284,166.63	148,490.35	310,000.00
	TOTAL EXPENSES	0.00	53,750.00	53,750.00	415,155.33	591,250.00	176,094.67	645,000.00
	NET INCOME (LOSS)	78,859.77	14,685.33	64,174.44	435,874.16	161,538.63	274,335.53	176,224.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
January 2024

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02/20/2024
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Prepared For:
CHELSEA - Operations - 02

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	222,491.76
1027-0000	Bank - Water Surcharge	49,957.13
1028-1300	Bank - Golf Tournament Funds	3,396.77
1029-0000	Bank - Apt Utilities	57,004.51
1030-0000	Bank - Exercise Room	1,327.13
1040-0000	Bank - Social Committee	6,276.90
1200-0000	Prepaid Insurance	58,877.00
1300-0000	Accounts Receivable	7,412.41
1301-0000	A/R - Other	6,146.44
	TOTAL ASSETS	413,107.40

LIABILITIES

2010-0000	Accounts Payable	53,862.01
2012-2500	Accrued Expenses	0.00
2014-0000	Accrued Water & Sewer	48,126.00
2017-0000	Social Committee Fund	6,276.90
2018-0000	Exercise Room	1,327.13
2019-0000	Golf Tournament Fund	3,396.77
2035-0000	Security Deposits	300.00
2040-0003	Due to Contingency-Insurance	58,877.00
2170-0000	Vacation Payable	3,705.99
2250-0000	Pre-Paid Fees	1,511.84
	TOTAL LIABILITIES	177,383.64

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	14,424.59
3510-0000	Net Income - Current Year	174,922.85
3510-2000	Net Income - Utilities	44,545.19
3510-3000	Net Income - Water & Sewer	1,831.13
	TOTAL OWNERS' EQUITY	235,723.76
	TOTAL LIABILITIES AND EQUITY	413,107.40

Date: Feb 20/2024
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) January 2024

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-0000	Strata Fees	71,444.60	71,444.33	0.27	785,882.01	785,887.63	-5.62	857,332.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-231,404.25	-231,404.25	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	981.00	625.00	356.00	7,815.00	6,875.00	940.00	7,500.00
4022-0000	Move in/out	200.00	83.33	116.67	2,100.00	916.63	1,183.37	1,000.00
4025-0000	Prior Year Surplus (Deficit)	1,040.42	1,040.42	0.00	11,444.62	11,444.62	0.00	12,485.00
	TOTAL	52,629.27	52,156.33	472.94	575,837.38	573,719.63	2,117.75	625,876.00
4030-0000	Strata Fees	133,013.42	133,013.42	0.00	1,463,147.62	1,463,147.62	0.00	1,596,161.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-503,445.25	-503,445.25	0.00	-549,213.00
4037-0000	Prior Year Surplus	2,615.25	2,615.25	0.00	28,767.75	28,767.75	0.00	31,383.00
	TOTAL	89,860.92	89,860.92	0.00	988,470.12	988,470.12	0.00	1,078,331.00
OTHER								
4040-0000	Rental - Fireside Lounge	250.00	66.67	183.33	1,250.00	733.37	516.63	800.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	6,600.00	6,600.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	1,100.00	750.00	350.00	11,200.00	8,250.00	2,950.00	9,000.00
4055-0000	R.V. Parking	850.00	833.33	16.67	8,675.00	9,166.63	-491.63	10,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	85.00	0.00	85.00	0.00
4061-0000	Bylaw Fines	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4062-0000	Dish and Cutlery Rental	75.00	0.00	75.00	100.00	0.00	100.00	0.00
4065-0000	Interest Income	1,228.56	125.00	1,103.56	9,794.47	1,375.00	8,419.47	1,500.00
4066-0000	Remote Control Sale	115.00	150.00	-35.00	3,293.00	1,650.00	1,643.00	1,800.00
4084-0000	Keys	10.00	0.00	10.00	30.00	0.00	30.00	0.00
	TOTAL OTHER	4,228.56	2,525.00	1,703.56	41,077.47	27,775.00	13,302.47	30,300.00
	TOTAL INCOME	146,718.75	144,542.25	2,176.50	1,605,384.97	1,589,964.75	15,420.22	1,734,507.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	22,984.50	27,500.00	4,515.50	30,000.00
6208-0000	Building Maint. - Apartments	3,759.27	3,333.33	-425.94	16,349.35	36,666.63	20,317.28	40,000.00
6215-0000	Equipment Maint.-Apartments	6,697.88	6,250.00	-447.88	47,737.76	68,750.00	21,012.24	75,000.00
6268-0050	Elevator Maint. - Apartments	2,619.15	1,458.33	-1,160.82	17,792.49	16,041.63	-1,750.86	17,500.00
6275-0000	Gate & Door Maint. - Apartment	414.75	500.00	85.25	3,134.58	5,500.00	2,365.42	6,000.00
6279-0000	Garbage Pick-up - Apts.	1,834.47	2,250.00	415.53	20,991.72	24,750.00	3,758.28	27,000.00
	TOTAL EXPS. BEFORE UTILITIES	17,415.02	16,291.66	-1,123.36	128,990.40	179,208.26	50,217.86	195,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	16,543.87	5,166.67	-11,377.20	54,724.03	56,833.37	2,109.34	62,000.00
6320-0000	Garbage Pick-up - Townhomes	5,911.57	6,666.67	755.10	62,935.45	73,333.37	10,397.92	80,000.00
	TOTAL OPERATING EXPS. - T.H.	22,455.44	11,833.34	-10,622.10	117,659.48	130,166.74	12,507.26	142,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,166.67	96.67	154,770.00	155,833.37	1,063.37	170,000.00
6425-0000	Drainage Repair & Maint-Ground	359.25	1,666.67	1,307.42	5,810.59	18,333.37	12,522.78	20,000.00
6435-0000	Plant Replacement & Imp-Ground	682.50	1,083.33	400.83	5,565.00	11,916.63	6,351.63	13,000.00
6440-0000	Irrigation System	0.00	333.33	333.33	1,375.29	3,666.63	2,291.34	4,000.00
6455-0000	Snow Removal	5,067.00	1,166.67	-3,900.33	10,515.00	12,833.37	2,318.37	14,000.00
	TOTAL LANDS. & GROUNDS	20,178.75	18,416.67	-1,762.08	178,035.88	202,583.37	24,547.49	221,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	810.00	1,583.33	773.33	15,161.21	17,416.63	2,255.42	19,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,083.33	1,083.33	15,054.96	11,916.63	-3,138.33	13,000.00
6520-0000	Supplies Equipment - Common	5,790.26	416.67	-5,373.59	10,250.92	4,583.37	-5,667.55	5,000.00
6525-0000	Supplies Maintenance-Common	1,693.76	208.33	-1,485.43	2,490.56	2,291.63	-198.93	2,500.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	458.37	458.37	500.00
6535-0000	Enterphone and Security	68.51	791.67	723.16	4,995.77	8,708.37	3,712.60	9,500.00
6560-0000	Gate Repair & Maint. - Common	0.00	291.67	291.67	5,345.92	3,208.37	-2,137.55	3,500.00
6565-0000	Pest Control - Common	735.00	1,333.33	598.33	9,712.05	14,666.63	4,954.58	16,000.00
	TOTAL REPAIR & MAINT.	9,097.53	5,750.00	-3,347.53	63,011.39	63,250.00	238.61	69,000.00

UTILITIES								
6576-0000	Electricity	166.00	200.00	34.00	1,884.56	2,200.00	315.44	2,400.00
6577-0000	Electricity Ponds - Common	393.00	466.67	73.67	4,477.40	5,133.37	655.97	5,600.00
6580-0000	Electricity Stream - Common	571.00	733.33	162.33	6,557.36	8,066.63	1,509.27	8,800.00
6595-0000	Telephone Caretaker	95.20	141.67	46.47	1,059.02	1,558.37	499.35	1,700.00
	TOTAL UTILITIES	1,225.20	1,541.67	316.47	13,978.34	16,958.37	2,980.03	18,500.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
6690-0000	Electricity - RV Lot	64.00	79.17	15.17	729.95	870.87	140.92	950.00
	TOTAL OPERATING EXPS-RV LOT	64.00	204.17	140.17	729.95	2,245.87	1,515.92	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	374.05	750.00	375.95	4,374.89	8,250.00	3,875.11	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	1,385.55	2,083.33	697.78	7,538.37	22,916.63	15,378.26	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	100.00	175.00	75.00	1,040.00	1,925.00	885.00	2,100.00
6725-0000	Exercise Equip R & M-Rec Centr	833.53	1,000.00	166.47	11,175.15	11,000.00	-175.15	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	251.27	916.63	665.36	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	216.00	750.00	534.00	7,201.24	8,250.00	1,048.76	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	715.03	458.33	-256.70	4,292.18	5,041.63	749.45	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	242.30	183.33	-58.97	2,335.73	2,016.63	-319.10	2,200.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
6764-0000	Electricity - Rec. Centre	1,707.00	2,000.00	293.00	19,459.16	22,000.00	2,540.84	24,000.00
6765-0000	Gas - Rec. Centre	1,193.90	2,166.67	972.77	13,047.93	23,833.37	10,785.44	26,000.00
	TOTAL OPER. EXPS-REC. CENTRE	6,767.36	9,733.32	2,965.96	70,715.92	107,066.52	36,350.60	116,800.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	4,583.34	5,000.00	416.66	50,205.21	55,000.00	4,794.79	60,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	13,891.26	17,875.00	3,983.74	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	18,480.00	20,166.63	1,686.63	22,000.00
6875-0000	Payroll Costs	830.98	1,000.00	169.02	9,141.94	11,000.00	1,858.06	12,000.00
6890-0000	Workers Compensation Board	0.00	125.00	125.00	52.50	1,375.00	1,322.50	1,500.00
	TOTAL SALARIES & PAYROLL COSTS	8,370.42	9,583.33	1,212.91	91,770.91	105,416.63	13,645.72	115,000.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	91.67	91.67	854.71	1,008.37	153.66	1,100.00
6915-0000	Supplies	0.00	75.00	75.00	330.16	825.00	494.84	900.00
6920-0000	Telephone & Cable - Office	316.68	291.67	-25.01	3,443.04	3,208.37	-234.67	3,500.00
	TOTAL OFFICE EXPENSES	316.68	458.34	141.66	4,627.91	5,041.74	413.83	5,500.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	416.67	416.67	3,850.75	4,583.37	732.62	5,000.00
6975-0000	Council Expenses - Admin.	1,642.61	291.67	-1,350.94	2,142.61	3,208.37	1,065.76	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	1,093.86	4,125.00	3,031.14	4,500.00
6984-0000	Postage and Printing	1,849.64	1,416.67	-432.97	8,229.37	15,583.37	7,354.00	17,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	183.37	183.37	200.00
6990-0000	Insurance Premiums	58,877.00	58,877.00	0.00	647,647.00	647,647.00	0.00	706,524.00
6992-0000	Insurance Carrying Charges	1,630.83	1,630.83	0.00	17,939.13	17,939.13	0.00	19,570.00
7000-0000	Management Fees	6,988.58	6,988.58	0.00	76,874.38	76,874.38	0.00	83,863.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	542.47	595.87	53.40	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
7023-0000	Emergency Preparedness	0.00	333.33	333.33	2,044.17	3,666.63	1,622.46	4,000.00
7025-0000	Bank Charges	10.00	12.50	2.50	110.00	137.50	27.50	150.00
7030-0000	Strata Web Site	74.07	33.33	-40.74	266.07	366.63	100.56	400.00
7051-0000	Statutory Financial Review	0.00	116.67	116.67	202.13	1,283.37	1,081.24	1,400.00
	TOTAL ADMINISTRATION EXPENSES	71,072.73	70,729.76	-342.97	760,941.94	778,027.36	17,085.42	848,757.00
	TOTAL COMMON EXPENSES	117,092.67	116,417.26	-675.41	1,183,812.24	1,280,589.86	96,777.62	1,397,007.00
	TOTAL EXPENSES	156,963.13	144,542.26	-12,420.87	1,430,462.12	1,589,964.86	159,502.74	1,734,507.00
	NET INCOME (LOSS)	-10,244.38	-0.01	-10,244.37	174,922.85	-0.11	174,922.96	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	15,531.50	15,531.50	0.00	170,846.50	170,846.50	0.00	186,378.00
9262-0000	Utilities Interest Income	278.67	0.00	278.67	2,204.37	0.00	2,204.37	0.00
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	22,706.95	22,707.00	-0.05	22,707.00
	TOTAL APARTMENT UTILITIES	15,810.17	15,531.50	278.67	195,757.82	193,553.50	2,204.32	209,085.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,537.00	2,756.25	219.25	27,808.04	30,318.75	2,510.71	33,075.00
9365-0000	Electricity Windsor	1,593.00	1,750.00	157.00	17,460.37	19,250.00	1,789.63	21,000.00
	TOTAL ELECTRICITY - APART.	4,130.00	4,506.25	376.25	45,268.41	49,568.75	4,300.34	54,075.00
GAS - APARTMENTS								

9410-0000	Gas - Mayfair	2,644.79	2,741.67	96.88	23,702.56	30,158.37	6,455.81	32,900.00
9420-0000	Gas - Kensington	5,335.96	5,217.50	-118.46	43,601.95	57,392.50	13,790.55	62,610.00
9430-0000	Gas - Windsor	4,478.57	4,958.33	479.76	38,639.71	54,541.63	15,901.92	59,500.00
	TOTAL GAS - APARTMENTS	12,459.32	12,917.50	458.18	105,944.22	142,092.50	36,148.28	155,010.00
	TOTAL UTILITIES - APARTMENT	16,589.32	17,423.75	834.43	151,212.63	191,661.25	40,448.62	209,085.00
	NET INCOME (LOSS) UTILITIES	-779.15	-1,892.25	1,113.10	44,545.19	1,892.25	42,652.94	0.00
	REVENUE - WATER INCOME							
9650-0000	Water - Apartments	5,760.00	5,760.00	0.00	63,360.00	63,360.00	0.00	69,120.00
9700-0000	Water - Townhouses	8,424.00	8,424.00	0.00	92,664.00	92,664.00	0.00	101,088.00
9725-0000	Water - Interest Income	240.68	0.00	240.68	3,476.48	0.00	3,476.48	0.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	22,295.84	22,296.00	-0.16	22,296.00
	TOTAL WATER INCOME	14,424.68	14,184.00	240.68	181,796.32	178,320.00	3,476.32	192,504.00
	WATER EXPENSE							
9850-0000	Water Usage	16,042.00	16,042.00	0.00	179,965.19	176,462.00	-3,503.19	192,504.00
	TOTAL WATER	16,042.00	16,042.00	0.00	179,965.19	176,462.00	-3,503.19	192,504.00
	NET INCOME (LOSS) WATER	-1,617.32	-1,858.00	240.68	1,831.13	1,858.00	-26.87	0.00



MARCH Events Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>Upcoming EVENTS at a Glance</p>	<p>EXERCISE CLASSES</p> <p>Monday WEIGHTS /BANDS 9:00 WALK AWAY POUNDS 9:30am</p> <p>Tuesday OSTEO 9:00 am CHAIR YOGA 9:30am</p> <p>Thursday OSTEO 9:00 am CHAIR YOGA 9:30am</p>	<p>1 Pub Night BYOB 5 to 7 pm</p>	<p>2</p>	<p>3</p>	<p>8 Pub Night BYOB 5 to 7 pm</p>	<p>9</p>
<p>4 Canasta 6:30pm Ladies Pool 6pm</p>	<p>5 Pillow Pals 1:30 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>6 Coffee 9:15 am Craft & Chat 1:00pm Poker 6 pm Whist 7 pm</p>	<p>7 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>14 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>15 St. Patrick's Day CASH BAR Pub Night See poster for details</p>	<p>16</p>
<p>10 CINEMA TICKET Movie Night 7:00 pm</p>	<p>11 Canasta 6:30pm Ladies Pool 6pm</p>	<p>12 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>13 Coffee 9:15 am Craft & Chat 1:00pm Poker 6 pm Whist 7 pm</p>	<p>20 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>21 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>22 Pub Night BYOB 5 to 7 pm</p>
<p>17</p>	<p>18 Canasta 6:30pm Ladies Pool 6pm</p>	<p>19 Pillow Pals 1:30 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>26 Coffee 9:15 am CRAFT LESSON 1:00pm Poker 6 pm Whist 7 pm</p>	<p>27 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>28 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>29 Pub Night BYOB 5 to 7 pm</p>
<p>24</p>	<p>25 Canasta 6:30pm Ladies Pool 6pm</p>	<p>31</p>	<p>30</p>	<p>30</p>	<p>30</p>	<p>30</p>

St Patrick's Day Dinner
March 15th
Watch for posters for details

Movie Night
March 10th 7:00 pm
Fireside Room
Watch for posters for details

Craft Lesson
March 27th 1:00 pm
Fireside Room
Watch for posters for details

Play SNOOKER/ POOL/ BILLIARDS Anytime