



MONTHLY COUNCIL MEETING MINUTES

Tuesday June 25, 2024

LOCATION/TIME - 1:00PM LIBRARY

Council: Bob Hyde, Debbie Thorburn, Ron Plankeel, Ashley Orton, Paul Kavanagh,
Strata Mgt: Jesse Train

Regrets: Mike Williams, Paul Dhaliwal

STRATA COUNCIL - 2023/2024

EXECUTIVES

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

Non-Council Assignments:

Zenon Jalbert - T202
Marilyn Thomas - T168
Terry Aguillon - K212

COMMITTEE ASSIGNMENTS

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

Website
RV
Roofing

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 – 1:04 PM

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from May 28, 2024 Council Meeting.

CARETAKER REPORT JUNE 2024 – no report

It is unfortunate that Don suffered an injury outside of work, which led to him needing surgery. Dave, Val and Scott have stepped up to fill in for Don.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS BUDGET

As of May 31, 2024, we are one quarter into our fiscal year. The balance sheet for the operating fund includes an accounts receivable for the Roof Replacement Project totaling \$2,546,000. This is the amount of the special levy that was approved at the AGM in April. The balance will be reduced as owners' pre-authorized debits and cheques are processed in June.

After three months of operations we are showing a surplus of \$89,000. We anticipate the surplus being reduced over the coming months as more repairs and maintenance activities are undertaken. We have spent slightly more than budget, year-to-date, on pool repair and maintenance to get the pool ready for the coming season.

Owners should be aware that the fiscal year of Chelsea Gardens runs from March 1st to February 28th. As we hold the Annual General Meeting in April and only at that time approve an operating budget, the strata fees collected for the months of March and April are at the previous year's level. When the new budget was passed at the AGM Condo owners will see their strata fees decrease slightly while Townhouse owners will see a slight increase. Your strata fee payments in May were distorted as they included the fee increases (or decreases) for the months of March and April. The catchup adjustment is reflected in the May strata fee revenue numbers.

CONTINGENCY RESERVE FUND (CRF)

Interest earned on investments and the contingency reserve bank account, to the end of May, is \$36,500.

Excluding the Roof Replacement Project, the approved CRF budgeted items this year total \$151,195. The majority of the \$29,600 spent so far this year has been for townhouse envelope repairs. In addition, about \$8,700 was paid to the arborist for their tree assessment report. Council is reviewing the report to develop a plan that will address the arborist's recommendations.

The approved budget for the Roof Replacement Project is \$5,133,000. The contractor has been on site in recent weeks doing some exploratory work. However, due to weather related delays, that effort has not been sufficient to result in any progress billings to date.

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

BUSINESS ARISING FROM PREVIOUS MINUTES

Pest Control Committee – Marie Steen and Paul Dhaliwal have volunteered as the initial members of the Pest Control Committee. They require a few more volunteers to be involved in this. If interested, please reach out to jesse@crpm.ca. The committee will work with Don and Orkin to devise a plan moving forward. The committee will report back to the Council to determine if Orkin is sufficient for us or whether we should look for alternative contractors to take care of Chelsea Gardens' pest issues.

Glass Awning in Clubhouse – Vetro is waiting for the glass to arrive.

Expiring Smoke Detectors – This has substantially been completed.

Condo Exposed Balcony Surface Painting – The list is being composed and will be provided to Jeff for inspection.

Tree Assessment Report – The arborist has completed the report, and it was sent to the Council for review. It will be a priority to remove any hazardous trees, and this will be done as soon as possible. It was **MOVED, SECONDED and CARRIED** to approve the removal of the reported dead and dying trees. It was also approved to do some trimming of the roadway trees to provide clearance. Once these items have been completed and it is known how much remains in the allotted budget for this project, Council will determine which other recommendation(s) in the report can be addressed. The arborist recommended that trees not be replaced at this time due to the significant number of trees already on the property.

Electrical Planning Reports – Brilliant Lighting came to site and reviewed all the electrical rooms. They confirmed that their quote was sufficient to handle the entire complex. It was decided to start the process with Brilliant Lighting as noted in the previous minutes.

Mass Pavement Ant Treatment – We are still waiting for Orkin to provide a quote for this.

Excavator/Tractor – Council will seek information to answer the various questions that Owners voiced at the AGM in regards to Chelsea Gardens purchasing, owning and operating this equipment.

Window Cleaning/Building Cleaning Condos – The contractors provided Council with minimal notice as they wanted to get this started sooner rather than later, in order to beat the heat. This work will commence on June 27th.

Vehicles Leaking Oil – Further oil leaks were discovered in the condo buildings. Council decided to do further investigation to confirm the continued existence of the oil leaks. As a result, Council deferred its' decision to send a bylaw letter and potentially fine the source unit.

Parking Committee – We have a volunteer to be a Parking Committee member for Kensington. One Townhome resident has also volunteered. We need a volunteer for each Condo building and perhaps each street of the Townhomes. If interested, please reach out to jesse@crpm.ca. Volunteers would be asked to monitor the visitor parking to place warning notices on offending vehicles and to report infractions to Council. Upon multiple violations by repeat offenders and with prior approval from Council, they may be asked to call a tow truck to remove violating vehicles.

Leaks and Resulting Damage – Attached to these minutes is a flow chart of how the Strata will respond to damage resulting from water leaks. However, Council did discuss that any leaks, where the source is the original roof or original components of the roof, will be the Strata responsibility to repair. Council decided to take this course of action given that the existing roofs are at end of life.

As well, Strata will be responsible to repair damage to the effected strata lot walls/ceiling resulting from a leak where the source is the original roof or original roof components. This will be the policy only for Townhouses with original roofs/components. Condo roofs will follow the flow chart provided and the new roofs would be covered under warranty. The Condo roofs have recently undergone significant repairs. For plumbing leaks and other risk items, the Council will follow the flow chart.

It was **MOVED, SECONDED and CARRIED** to put this into place.

It is also noted to Residents that Chelsea Gardens do have bylaws that require the source unit of a leak to be charged back the repairs or deductibles from another unit. If a leak occurs within your unit and you are the source that caused damage to a below unit, you may be responsible to pay for the repairs in the other unit. If this occurs, you are to contact your insurance company. Below is the referenced bylaw:

32. Insurance Deductible and Damage to Property

(1) The owner of a strata lot shall be obligated to pay to the strata corporation upon demand the amount of any insurance deductible paid by the strata corporation in relation to any claim made under or against the strata corporation's insurance policy, the cause of which claim the owner, a tenant, an occupant of that owner's

strata lot or their guest or invitee are responsible for or the source of the damage giving rise to the claim originated in that owner's strata lot.

(2) If an owner makes an insurance claim under the strata corporation's insurance policy in relation to any portion of that owner's strata lot which the strata corporation is required to insure for which the owner, a tenant, an occupant of that owner's strata lot or their guest or invitee are responsible for the damage which gave rise to the claim, the owner shall pay directly any deductible related to such claim.

(3) The strata corporation, subject to the terms of the Strata Property Act and these bylaws, shall recover from an owner or tenant (as the case may be) the costs to repair any physical damage to the common property, limited common property or those portions of a strata lot which the strata corporation is required to repair and which is not covered by the strata corporation's insurance policy for which the owner, a tenant, an occupant of the strata lot or their guest or invitee are responsible or the source of which originated in that strata lot. The strata corporation may choose to seek recovery (including suing) from only the owner of a strata lot in relation to damage caused by a tenant or occupant of that strata lot or their guest or invitee. Nothing in this section shall act to restrict the rights of the strata corporation pursuant to s.133 of the Strata Property Act.

(4) The owner of a strata lot shall be obligated to pay to another owner the costs (including any insurance deductible) to repair any damage to that other owner's strata lot for which the owner, a tenant, an occupant of the strata lot or their guest or invitee are responsible or the source of which originated in the owner's strata lot.

Door Framework – Jeff Morin will repair a balcony door frame in the Mayfair. We are waiting for this to be scheduled with Jeff.

Rules For Rental of Fireside Room – Council and Social committee are in the process of reviewing.

East Gate Kiosk – The stucco on a portion of the kiosk is deteriorating. We are waiting for quotes for this work.

Speeding – Numerous incidents of vehicles speeding in the complex have been reported. Residents who have intervened to ask the offenders to slow down have been met with rude and sometimes aggressive behaviour.
Speed Limit - Everyone is asked to respect the speed limit of 15 kph within the complex. We have many residents who move slowly and many visiting children who can be put at risk by speeding vehicles.

Turtles – The turtles are creating a problem in the fishpond. It is becoming too complicated and time consuming to maintain and no one has volunteered to care for the pond and take on the maintenance it now requires. The Council plans to remove the turtles. If anyone wants to adopt these turtles to their home please reach out to the Council.

More Card Readers for Access Control System – Council received a quote for this and it was very expensive to upgrade the system. Council will acquire further stock of the current system components at this time and investigate other options.

CORRESPONDENCE

Correspondence was either answered by a Council member, Caretaker or Crossroads verbally, or by letter sent through mail or email. If they were not answered in this way the response is indicated in the minutes below.

A request to understand the occupancy bylaw was received. The occupancy bylaw is as follows:
Maximum Occupants

(1) Chelsea Gardens units are defined under the Strata Plan and Disclosure Statement and state a maximum of two (2) bedrooms throughout the Strata Corporation and each strata lot shall be subject to the following limits on the number of persons who may reside in the strata lot at any given time:

- (a) no more than 2 persons in a one-bedroom strata lot;
- (b) no more than 4 persons in a two-bedroom strata lot

A complaint was received in regard to noise at night.

A report was received about a roof leak. The writer wondered why certain townhomes were not included on the 1st phase of roofs to be done. Council will investigate why this unit may not have been included.

Several communications were received asking about the levy status and why payment has not yet been taken from owners' accounts. It will take time to process all the levies so please be patient with the withdrawal process. There are many different ways that payments have been submitted, and to different people at Crossroads, which is slowing down the process. There have also been many errors on the physical cheques that were submitted requiring that they be redone. Owners will be contacted by Crossroads if there is a problem with processing their payments.

A request was made to follow up on work orders for a unit, regarding roof/vent work and spindles. Council will follow up.

A request was submitted for front yard tree trimming. This will be addressed in concert with the arborist report recommendations.

An owner asked whether the cockroach problem in the Kensington has spread to other buildings in the complex. No reports of cockroaches in any other building have been received.

A complaint was received about how late into the evening the roofers have been working. The Strata roof project work is following the City of Surrey construction bylaw of 7:00AM – 10:00PM Monday to Saturday. However, the contractor has been told to end their workday well before 10:00PM.

A complaint was received about the overall cleanliness of the Kensington parkade.

A request was made to post in the minutes that owners/residents are not to put their garbage out prior to 6:00 PM (this has been standard practice for years). Some owners now put their garbage as early as noon on Sunday's. Please also assure that bins are covered to prevent attracting rodents, crows or other animals.

A complaint was received about spilt bird food. This was cleaned up immediately by the person who accidentally spilt the food.

An owner requested to enclose their balcony. Information was provided that only 60% of the balcony can be enclosed as per the current bylaw.

A request was made to postpone any tree cutting until the fall due to birds' nests. It is anticipated that by the time of the work all nests will be dormant.

A request was made to change the front yard area. Council has requested further information from the owner.

COMMITTEE REPORTS

CONDOMINIUMS – Debbie

- The make-up air units (MAUs) have been turned on to help keep the Condos cool in response to the warmer weather
- Please remember that residents should not send their neighbours letter(s) of complaint, either signed or anonymously. If there is a concern regarding a neighbour's actions or activities, a letter or email should be sent to jesse@crpm.ca. He will bring the issue of concern to Council's attention for their investigation.

TOWNHOUSES – Mike

- No Report.

CLUBHOUSE – Paul D

- Hot tub has been temporarily repaired and a full repair will commence soon.

LANDSCAPING - Ron

- Shawn is catching up with outstanding Work Orders.
- He is doing the back lawns this week.
- Shawn will be re-seeding several areas of the chafer beetle damage.
- I did a walk-thru with the Arborist this week to set priorities (until allotted budget is used up). The priorities were identified as:
 - #1 Trim trees on the street by the apartments to give more clearance for the RVs
 - #2 Take out the dead and diseased trees
 - #3 Trim all trees of dead wood and provide clearance for roads and buildings
 - #4 Remove stumps

SAFETY AND SECURITY – Ashley

- As mentioned earlier under “More Card readers for Access Control System”, a gradual replacement of the FOB system is proving to be too expensive. Therefore, we will be purchasing spare parts (five of each required part). We will also buy some replacement garage door openers for owners to purchase from strata when they require them.
- Council will also look at replacing some of the worn locking components for the main doors of the apartments.

IRRIGATION – Ron

- Irrigation has been turned on. Thankfully the temperatures have not gotten too high yet.
- Reminder that auto sprinklers cannot be used, however you can water by hand every day for gardens and plants.

SOCIAL COMMITTEE

- Our June India night event was a great success, with music, Henna applications, sari demonstrations, and a dinner full of flavour and texture. Sukh – our emcee – and Harprit – our meal planner – were perfect hosts. We were so grateful to both of them for their welcoming approach and hard work.
- Canada Day is almost here, and tickets are selling briskly. We are looking forward to seeing all the birthday hats that our residents are creating. There are plans by a group of residents to have an after party once everything is put away, so it should be a full day of celebration.
- Another group of residents lead by Cindy H. are working hard planning a pool party in August. They have asked for a DJ, and we have agreed to pay for one.

ADMINISTRATION

- It was **MOVED, SECONDED and CARRIED** to approve the amended agency agreement for Crossroads Management.

PONDS AND FOUNTAINS – Ron

- Scott been working on the clean up of all the ponds/fountains.

RV LOT – Marilyn Thomas

- Plans are well underway for the removal of all vehicles from the RV lot for a three-day period between July 16 - 19 depending on weather. One RV will be towed out by that date. All other vehicles are mobile. The sections of the lot will be designated for different types of vehicles in order to improve the aesthetics and accessibility of each stall. So far, we are receiving full cooperation from all residents with vehicles within the lot. We anticipate up to 25 vehicles will be parked on Chelsea streets during this period utilizing Ash, Birch and Elm Streets (streets west and south of the Clubhouse). The majority will be 20 feet in length each. The Committee enlisted assistance from Council to select street parking sites

that will cause as little disruption to traffic patterns as possible. We ask for residents' cooperation to drive as slowly as possible past these vehicles during this short period of time. The end result will be well worth all these efforts and we anticipate will not have to be repeated for many years.

- Going forward, a new application form will be sent to all owners of vehicles in the lot to ensure that we have full information on owners, vehicle details including proof of registration and liability insurance, and move in dates. All requests for stalls, move in and move outs, replacement of vehicles, questions or concerns about the RV lot should be directed to myself, Marilyn Thomas at 604-817-1310.

ROOFING COMMITTEE – Paul K

- The Townhouse Roof Replacement project has been delayed due to the weather. The rain we experienced during May and early June has impacted the contractor's ability to free up crews from other projects.
- An updated project schedule has been posted in the Clubhouse and is attached to these minutes. Work is scheduled to begin on the sloped portions of the roofs in the first week of July. This is unchanged from the original schedule. What has changed is the number of flat roofs which were expected to have been completed by now. The flat roofs in each block have to be completed before the shingles are replaced on the sloped portion of the roofs in that block.
- Over the next week the contractor will be accepting deliveries of materials which will be stored in the visitor parking spaces in front of the clubhouse. The contractor will also be placing up to three 20-foot containers on site.
- In order to make up for the lost time the contractor will likely have crews working on Saturdays. Of course, these plans are weather dependent.
- Council discussed whether to proceed with the roof replacement project in a single phase rather than break the project into two phases as was the original plan. Council believes there are sufficient safeguards in place with the on-site presence of a full-time project manager to minimize the risk of roofing materials being installed in adverse weather conditions. The project manager will request an amendment to the contract. This change will not impact the order in which the roofs are completed.
- It was **MOVED, SECONDED and CARRIED** to approve the roof project to continue throughout the winter months weather permitting. A change order will be requested, and the Strata will save some money on not having additional set up costs from spanning it over two phases.

ROOF COMPLAINT INFORMATION

Phoenix Roof Consultants and Mack Kirk would prefer all questions/concerns to come via email so we have a record of it – ted@phoenixroofconsultants.ca and admin@phoenixroofconsultants.ca.

Ted, Phoenix Roofing Consultants can be reached at 604-317-3786. Preference is by email as there is a record of the complaint/issue.

If it is an emergency roof issue such as a leak – follow the below steps as per our project start up notice (I have reattached as well for your reference).

Leaks

While we do not expect any leaks to occur while the roofing is underway, in the case that your unit experiences a roof leak, the following steps should be taken:

1. Speak with the roofing foreman on site if this occurs during normal working hours. Contact Jason at Mack Kirk Roofing at 604-833-4998.
2. After normal working hours please call (778) 389-6458. State the project name when calling "Chelsea Gardens"
3. Contact Phoenix Roof Consultants at 604-317-3786.

INVESTMENT COMMITTEE – Paul K

- No Report

EMERGENCY PREPAREDNESS – Paul K

- The Chelsea Gardens Emergency Preparedness and Response Program conducted a practical response exercise on Saturday, June 22, from noon to 4 pm. The exercise comprised response team activities in a number of areas throughout our property, including in and around the Clubhouse. The Emergency Preparedness program would like to thank all who contribute their time and skills to help make Chelsea Gardens a safer place. Thanks also to the residents who participated in various roles to help make the exercise more realistic. More details will be provided in the next Chelsea Gardens Newsletter.

PARKING COMMITTEE –

- The committee needs to get together to get organized. More volunteers would be welcome.

PEST COMMITTEE – Paul D

- The committee needs to get together to get organized. More volunteers would be welcome.

NEW BUSINESS

Roof Leaks – Any leaks that occur on roofs not scheduled until later in the project will be repaired by Roofix to carry the roof along until the unit is ready to be completed. Council is taking this approach to minimize any damage caused by leaks during the intervening period.

No Parking Sign – A new no parking sign has been ordered to be installed near the gazebo.

AC/Heat Pump Requests – It was **MOVED, SECONDED and CARRIED** to approve a Heat pump installation as long as the scope of work complies with the new installation bylaws passed at this AGM.

Dance Party Request – A request was made for a dance party. It went through the proper procedures as approved at the AGM. It was **MOVED, SECONDED and CARRIED** to approve this request. Residents are advised to be on the lookout for notices.

Bee Swarm – There was a bee swarm that was discovered outside the Windsor. These were Honeybees that were on the move. The pest control company was contacted.

Trash and Treasure Day – It appears that a resident exceeded the spirit and intent of Trash and Treasure Day by dumping all the contents of the home or other homes on a driveway. In response the Council seriously considered not carrying on the with this program, and feels the need to put restrictions on how much can be left out. It is being considered to restrict the items that can be put out on Trash and Treasure to those that will fit in an area not exceeding what will fit in a space of 4 feet wide x 8 feet long x4 feet tall.

Lock Box – A unit has a lock box attached to their front door. This is against the rules. Lockboxes are not permitted to be used anywhere on the common property or limited common property of Chelsea Gardens including all apartments and all townhouses. A letter will be sent to the unit.

Backflows – The backflow values in the property's water and drainage systems are tested every year. There were two valves that have failed that need to be repaired. Crush plumbing has been asked to review and to provide a quote.

Smoking – A complaint about smoking was received and it was approved to send a letter to the source unit.

Door Issue at Windsor unit – Investigation of a sliding window in a patio door is required to be looked at as it appears to have a draft. Jeff Morin has been asked to review.

Leak From Roofing/Venting Configuration. – A leak was reported for a townhouse unit, due to the placement of a vent. We will need to investigate if there are any other areas like this to have resolved.

Drain Backups – Council will investigate some drains that are draining slowly.

Hot Water Distribution System Townhouse Units – It was discovered that the cause of a leak into a lower unit was a failed relief valve on the in-floor hot water distribution system of the unit above. It is recommended that all residents have this looked at to see if their relief valve needs to be changed out. These valves are most likely original and may need to be replaced. It is the owners' responsibility to change these out. Council will be investigating to review the plumbing components and what further actions can be taken to prevent future events like this.

Parkade Cleaning – Quotes will be obtained for the parking garage cleaning.

Recycling Program – Glen Lewis and Al Dyck will take over the blue bag recycle pick-ups from Lloyd, initially only picking up from the townhomes and the Windsor. The next pick-up date is Wednesday, July 10, 2024 and will be every 2nd Wednesday starting from that date. The same rules still apply. Containers must be washed out. Only items you paid a deposit on can be accepted. No drink additives, whipping cream, creamo, boost or ensure containers can be collected. Thank you, Lloyd, for the time and effort you have given in developing and running this program over the last two and half years. Over this time, Lloyd has collected just over \$10,000 to donate to the food bank.

Smoking – A reminder that the area by the entrance to the clubhouse is not a smoking area. This has caused a nuisance to many people entering and exiting the clubhouse and is in violation of Bylaw 3 and the City of Surrey smoking bylaw. Therefore, those who smoke there could be subject to bylaw violation letters and fines.

Caregiver explanations – There have been some questions regarding Caregivers and how the exemptions work. The government has provided for specific exemptions to the age restrictions bylaws:

- If you are under 55 but living in the unit on the day the SGM was held approving this bylaw and continue to live there after the bylaw is passed, you can stay even though you are under 55;
- If you are a **live in caregiver** for someone that requires a live in caregiver and you are under 55, the live in caregiver can stay even if they are under 55;
- If one person in the strata lot is 55 or older, their spouse and children can live in the unit even if they are all under 55. So, their spouse can be 40, and their kids can be any age from newborn up;
- If one person is exempt because they were under 55 when the bylaw passed, and is living in the strata lot (i.e. the first exemption), then if they later marry or have children, their spouse and children can live in the strata lot even if they are all under 55.

By definition a **live in caregiver is someone who provides care continuously**. That is also found in section 123.2(b) of the Strata Property Act (SPA) reproduced below. The live in caregiver must meet the requirements of the SPA as highlighted below, and not just be a helping hand around the strata lot. **The resident must be in need of a continuing caregiving**. The common definition of caregivers is those who provide assistance and support for the person that otherwise cannot do so for themselves.

Limits to age restriction bylaws

123.2 A requirement in a bylaw for one or more persons residing in a strata lot to have reached a specified age does not apply to any of the following persons:

- (a) a person who meets all of the following criteria:
 - (i) immediately before the bylaw was passed,
 - (A) the person resided in the strata lot, and
 - (B) by residing in the strata lot, the person was not contravening any bylaw restricting the age of persons who may reside in the strata lot;
 - (ii) the person continues to reside in the strata lot after the bylaw is passed;
- (b) a caregiver who resides in the strata lot for the purpose of providing care to another person who
 - (i) resides in the strata lot, and
 - (ii) is dependent on caregivers for continuing assistance or direction because of disability, illness or frailty;
- (c) a person in a prescribed class of persons.

ROOF LEVIES - The 1st payment for the roof levy was scheduled to come out on June 1, 2024. This was a Saturday, so the banks may not have tried to withdraw from accounts that have made payment arrangements. It is also noted that Crossroads accounting staff will have to do these withdrawals in waves and if you provided your approval for payment a couple weeks ago it will be processed shortly. If you just recently sent your approval in it might take a few more days or until next week before you see the amount leave your account. Crossroads will send a follow up statement letter advising of the amount owed to any unit having an unpaid levy at the end of June.

It is reminded that written authorization must be provided. You can do so by simply sending an email to sandie@crpm.ca or jesse@crpm.ca that says:

"I Authorize Crossroads Management to take the amount for the phase 1 roof levy on June 1, 2024 and phase 2 roof levy on June 1, 2025 for unit _____ of LMS1416 Chelsea Gardens."

Failure to make reasonable arrangements to have this levy paid in good time can result in fines

The levy payment process is not instantaneous. Please be patient while Crossroads facilitates the 395 levies that are being sent their way for processing.

ADJOURNMENT

The meeting was adjourned at 4:25 PM

The next Council meeting is July 23, 2024 @1:00PM

DAMAGE OR LOSS WITHIN YOUR STRATA LOT

Strata Lot Owner arranges for any necessary emergency response clean up and takes all practical steps to mitigate losses.

The Owner promptly notifies Strata Council and/or the Strata Manager of the incident.

Is the damage below the Strata Corporation's insurance policy deductible?

YES

The Strata Lot Owner is solely responsible for all repairs to the strata lot. Owners should contact their personal insurance broker to initiate a claim under their personal homeowner's insurance policy.

If there is more than one Strata Lot involved and the total damage to all Strata Lots is below the Strata Corporation insurance deductible, each Strata Lot Owner must go through their own personal homeowner's insurance policy.

If the damage is a result of an issue originating from the common property AND the Strata Corporation was found to be negligent in its maintenance of the common property, the Strata Corporation may be responsible for repairs.

NO

What is damaged?

ORIGINAL BUILDING
ELEMENTS &
COMMON AREAS

The Strata Council or Strata Manager notifies the Strata Corporation insurance company. The assigned Adjuster will assist in coordinating repairs to the damage, as per the insurance policy.

UPGRADED UNIT
ELEMENTS & OWNER
CONTENTS

The Strata Lot Owner is responsible for any upgrades that are made from the original building materials. The owner is also responsible for contents. Owners should contact their personal homeowner's insurance provider.

CHELSEA GARDENS EMERGENCY PREPAREDNESS



June 2024

The Chelsea Gardens Emergency Preparedness and Response Program is comprised of a number of different teams, each of which have specific roles and responsibilities. This month's insert highlights the Security Team.

SECURITY TEAM

The Security Team's responsibilities include activities both before and during an emergency as follows:

Before an emergency:

- Meet regularly as a team to discuss potential security needs and procedures at Chelsea Gardens,
- Identify and acquire personal supplies (e.g. cell phone & charger) needed by each team member,
- Identify, acquire and store team supplies (e.g. radio, whistle, powerful flashlight, security vests, security jackets, hats, safety cones, and caution tape),
- Develop a generic security plan for emergency situations at Chelsea Gardens.

During or after an emergency:

- Respond to security needs as necessary and as directed,
- Organize and conduct security patrols on roadways and in green spaces behind buildings,
- Assist with sentries in condominium buildings (including stair wells) during power outages as required,
- Assist with crowd and traffic control,
- Keep Incident Command Post apprised of status of Security Team activities.

The Security Team of the Chelsea Gardens Emergency Preparedness and Response Program needs your help. The team is looking for additional male and female volunteers to monitor our property during an emergency. If you feel you could help with these tasks during an emergency, please contact Ed Brennan, Security Team Leader, for further information, at 604.596.0786, or by email at edandedie@shaw.ca.

Did you Know? Here are some important steps you can take to prepare for an emergency. 1) Take a first aid course, 2) Make a list of important numbers, 3) Make a plan for loved ones, vulnerable people and pets, 4) Know how to turn off utilities, and 5) Choose a contact outside your local area.

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.



4611 Kelly Place
Delta BC
V4K 1G8
Tel: 604-317-3786
Email: ted@phoenixroofconsultants.ca

Notice to Occupants **LMS 1416 Chelsea Gardens**

Attention Residents:

Please see the below proposed schedule for the re-roofing project.

Please note that these dates are just estimates, and the schedule is subject to change due to weather.

Thank you for your patience during the re-roofing process.

Phoenix Roof Consultants

Dated: 2024-06-25

Units	May					June				July				
	29-03 1	06-10 2	13-17 3	20-24 4	27-31 5	03-07 6	10-14 7	17-21 8	24-28 9	01-05 10	08-12 11	15-19 12	22-26 13	29-02 14
Units 134-138/Mock-Ups														
Units 213-216														
Units 319-324														
Units 325-328														
Units 329-334														
Units 313-318														
Units 307-312														
Units 303-305														
Units 297-302														
Units 291-296														
Units 285-290														
Units 279-284														
Units 273-278														
Units 267-272														
Units 263-266														
Units 259-262														
Units 253-258														
Units 249-252														
Units 231-236														
Units 227-230														
Units 223-226														
Units 209-212														
Units 203-208														

- Denotes SBS Roofing Schedule

Weeks	August				September				October				November				
	05-09 15	12-16 16	19-23 17	26-30 18	02-06 1	09-13 2	16-20 3	23-27 4	30-04 5	07-11 6	14-18 7	21-25 8	28-01 9	02-06 1	09-13 2	16-20 3	23-27 4
Units 134-138/Mock-Ups																	
Units 213-216																	
Units 319-324																	
Units 325-328																	
Units 329-334	Blue																
Units 313-318	Blue	Blue															
Units 307-312		Blue	Blue														
Units 303-305	Green		Blue														
Units 297-302	Green	Green		Blue	Blue												
Units 291-296		Green	Green		Blue	Blue											
Units 285-290			Green	Green		Blue	Blue										
Units 279-284				Green	Green		Blue	Blue									
Units 273-278					Green	Green		Blue	Blue								
Units 267-272						Green	Green		Blue	Blue							
Units 263-266							Green	Green		Blue	Blue						
Units 259-262								Green	Green		Blue	Blue					
Units 253-258									Green	Green		Blue	Blue				
Units 249-252										Green	Green		Blue	Blue			
Units 231-236											Green	Green		Blue	Blue		
Units 227-230												Green	Green		Blue	Blue	
Units 223-226													Green	Green		Blue	Blue
Units 209-212														Green	Green		Blue
Units 203-208															Green	Green	Blue

 - Denotes Shingle Roofing Schedule

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

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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	2,554,331.86
1038-1363	Prospera GIC - 5.0000% - Mar 6/2025	200,000.00
1038-1364	Prospera GIC - 5.0000% - Mar 6/2026	200,000.00
1038-1365	Prospera GIC - 4.2000% - Mar 6/2027	200,000.00
1038-1366	Prospera GIC - 4.1000% - Mar 6/2028	200,000.00
1038-1367	Prospera GIC - 4.1000% - Mar 6/2029	200,000.00
1106-0000	Insurance Claim Receivable	147,191.42
TOTAL ASSETS		<u>3,701,523.28</u>

LIABILITIES

2010-0000	Accounts Payable	9,918.23
2012-2500	Accrued Expenses	15,710.62
TOTAL LIABILITIES		<u>25,628.85</u>

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	3,468,550.67
3510-0000	Net Income - Current Year	207,343.76
TOTAL OWNERS' EQUITY		<u>3,675,894.43</u>
TOTAL LIABILITIES AND EQUITY		<u>3,701,523.28</u>

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

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
May 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	63,110.25	63,110.25	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	137,303.25	137,303.25	0.00	549,213.00
	TOTAL	66,804.50	66,804.50	0.00	200,413.50	200,413.50	0.00	801,654.00
4031-0000	Interest Income	12,383.79	0.00	12,383.79	36,496.94	0.00	36,496.94	0.00
	TOTAL	12,383.79	0.00	12,383.79	36,496.94	0.00	36,496.94	0.00
	TOTAL INCOME	79,188.29	66,804.50	12,383.79	236,910.44	200,413.50	36,496.94	801,654.00
	TOWNHOUSE EXPENSES							
6342-2024	2024 Townhouse Envelope Repairs	10,873.70	7,083.33	-3,790.37	20,101.68	21,249.99	1,148.31	85,000.00
	TOTAL OPERATING EXPS. - T.H.	10,873.70	7,083.33	-3,790.37	20,101.68	21,249.99	1,148.31	85,000.00
	COMMON EXPENSES							
	LANDSCAPING & GROUNDS							
6425-2024	Tree Risk Assessment & Remediation	8,715.00	1,666.67	-7,048.33	8,715.00	5,000.01	-3,714.99	20,000.00
	TOTAL LANDS. & GROUNDS	8,715.00	1,666.67	-7,048.33	8,715.00	5,000.01	-3,714.99	20,000.00
	REPAIR & MAINTENANCE- GENERAL							
6512-2024	Electrical Planning Report	0.00	3,333.33	3,333.33	0.00	9,999.99	9,999.99	40,000.00
6521-2024	Fire Equipment Replacement	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
	TOTAL REPAIR & MAINT.	0.00	3,333.33	3,333.33	750.00	9,999.99	9,249.99	40,000.00
	RV LOT EXPENSES							
6640-2024	RV Lot - Painting	0.00	516.25	516.25	0.00	1,548.75	1,548.75	6,195.00
	TOTAL OPERATING EXPS-RV LOT	0.00	516.25	516.25	0.00	1,548.75	1,548.75	6,195.00
	TOTAL COMMON EXPENSES	8,715.00	5,516.25	-3,198.75	9,465.00	16,548.75	7,083.75	66,195.00
	TOTAL EXPENSES	19,588.70	12,599.58	-6,989.12	29,566.68	37,798.74	8,232.06	151,195.00
	NET INCOME (LOSS)	59,599.59	54,204.92	5,394.67	207,343.76	162,614.76	44,729.00	650,459.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
May 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

ASSETS

1010-0000	Petty Cash	212.35
1013-0000	Bank Shares	5.00
1020-0000	Bank - Westminster - Chequing	145,766.63
1025-0120	Bank - Roof Replacement	10,384.37
1027-0000	Bank - Water Surcharge	61,515.13
1028-1300	Bank - Golf Tournament Funds	3,461.41
1029-0000	Bank - Apt Utilities	39,598.37
1030-0000	Bank - Exercise Room	1,352.39
1040-0000	Bank - Social Committee	6,396.35
1200-0000	Prepaid Insurance	92,303.94
1300-0000	Accounts Receivable	16,285.34
1301-0002	A/R - Roof Replacement	2,545,619.74
	TOTAL ASSETS	2,922,901.02

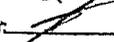
LIABILITIES

2010-0000	Accounts Payable	17,872.34
2012-2500	Accrued Expenses	0.00
2014-0000	Accrued Water & Sewer	57,156.36
2017-0000	Social Committee Fund	6,396.35
2018-0000	Exercise Room	1,352.39
2019-0000	Golf Tournament Fund	3,461.41
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	5,328.90
2250-0000	Pre-Paid Fees	1,742.50
	TOTAL LIABILITIES	93,610.25

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,556,004.11
3479-0020	ROOF REPLACEMENT TOTAL	2,556,004.11
3500-0000	Net Income - Prior Years	143,747.13
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	89,019.89
3510-2000	Net Income - Utilities	39,598.37
3510-3000	Net Income - Water & Sewer	4,358.77
	TOTAL OWNERS' EQUITY	2,829,290.77
	TOTAL LIABILITIES AND EQUITY	2,922,901.02

Date: JUN 20/2024
Accountant: 
Property Manager: 

Budget Comparison (Accrual) CHELSEA - Operations - 02 (Ims1416) May 2024

Prepared For:
CHELSEA - Operations - 02

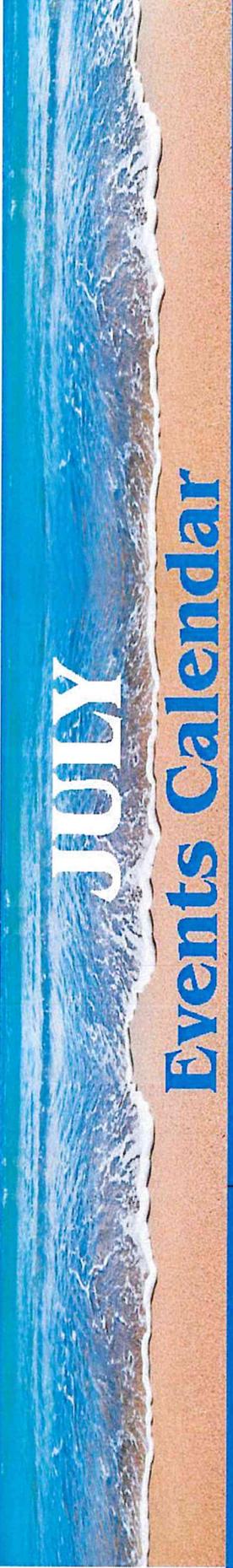
Surrey, BC

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	70,429.57	71,063.92	-634.35	213,192.81	213,191.76	1.05	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-63,110.25	-63,110.25	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	631.00	625.00	6.00	1,918.00	1,875.00	43.00	7,500.00
4022-0000	Move in/out	400.00	83.33	316.67	1,200.00	249.99	950.01	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.25	6,290.25	0.00	18,870.75	18,870.75	0.00	75,483.03
	TOTAL	56,714.07	57,025.75	-311.68	172,071.31	171,077.25	994.06	684,309.03
4030-0000	Strata Fees	140,186.27	133,713.33	6,472.94	401,139.99	401,139.99	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-137,303.25	-137,303.25	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.26	8,597.26	0.00	25,791.78	25,791.78	0.00	103,167.16
	TOTAL	103,015.78	96,542.84	6,472.94	289,628.52	289,628.52	0.00	1,158,514.16
OTHER								
4040-0000	Rental - Fireside Lounge	150.00	83.33	66.67	300.00	249.99	50.01	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	950.00	750.00	200.00	2,400.00	2,250.00	150.00	9,000.00
4055-0000	R.V. Parking	1,050.00	750.00	300.00	2,950.00	2,250.00	700.00	9,000.00
4060-0000	Miscellaneous	10.00	0.00	10.00	10.00	0.00	10.00	0.00
4061-0000	Bylaw Fines	-500.00	0.00	-500.00	-400.00	0.00	-400.00	0.00
4062-0000	Dish and Cutlery Rental	25.00	0.00	25.00	25.00	0.00	25.00	0.00
4065-0000	Interest Income	831.14	624.98	206.16	2,855.15	1,874.94	980.21	7,499.81
4066-0000	Remote Control Sale	265.00	200.00	65.00	425.00	600.00	-175.00	2,400.00
	TOTAL OTHER	3,381.14	3,008.31	372.83	10,365.15	9,024.93	1,340.22	36,099.81
	TOTAL INCOME	163,110.99	156,576.90	6,534.09	472,064.98	469,730.70	2,334.28	1,878,923.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	6,268.50	7,500.00	1,231.50	30,000.00
6208-0000	Building Maint. - Apartments	1,198.31	5,000.00	3,801.69	3,711.92	15,000.00	11,288.08	60,000.00
6215-0000	Equipment Maint.-Apartments	6,267.32	6,666.67	399.35	14,091.24	20,000.01	5,908.77	80,000.00
6268-0050	Elevator Maint. - Apartments	1,402.74	1,875.00	472.26	4,058.04	5,625.00	1,566.96	22,500.00
6275-0000	Gate & Door Maint. - Apartment	373.33	583.33	210.00	635.83	1,749.99	1,114.16	7,000.00
6279-0000	Garbage Pick-up - Apts.	1,950.63	2,250.00	299.37	5,603.73	6,750.00	1,146.27	27,000.00
	TOTAL EXPS. BEFORE UTILITIES	13,281.83	18,875.00	5,593.17	34,369.26	56,625.00	22,255.74	226,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	772.50	7,500.00	6,727.50	7,566.94	22,500.00	14,933.06	90,000.00
6320-0000	Garbage Pick-up - Townhomes	5,809.18	6,041.67	232.49	17,171.54	18,125.01	953.47	72,500.00
	TOTAL OPERATING EXPS. - T.H.	6,581.68	13,541.67	6,959.99	24,738.48	40,625.01	15,886.53	162,500.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,500.00	430.00	42,210.00	43,500.00	1,290.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	1,666.67	1,666.67	0.00	5,000.01	5,000.01	20,000.00
6435-0000	Plant Replacement & Imp-Ground	368.48	1,083.33	714.85	368.48	3,249.99	2,881.51	13,000.00
6440-0000	Irrigation System	65.16	333.33	268.17	96.35	999.99	903.64	4,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	6,000.00	6,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	14,503.64	19,583.33	5,079.69	42,674.83	58,749.99	16,075.16	235,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	1,657.94	4,166.67	2,508.73	4,887.75	12,500.01	7,612.26	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	1,057.88	1,458.33	400.45	1,183.88	4,374.99	3,191.11	17,500.00
6520-0000	Supplies Equipment - Common	141.12	1,000.00	858.88	408.35	3,000.00	2,591.65	12,000.00
6525-0000	Supplies Maintenance-Common	83.48	250.00	166.52	460.93	750.00	289.07	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	125.01	125.01	500.00
6535-0000	Enterphone and Security	68.11	791.67	723.56	437.10	2,375.01	1,937.91	9,500.00
6560-0000	Gate Repair & Maint. - Common	1,684.67	500.00	-1,184.67	1,684.67	1,500.00	-184.67	6,000.00
6565-0000	Pest Control - Common	1,171.15	1,666.67	495.52	3,146.20	5,000.01	1,853.81	20,000.00
	TOTAL REPAIR & MAINT.	5,864.35	9,875.01	4,010.66	12,208.88	29,625.03	17,416.15	118,500.00

UTILITIES								
6576-0000	Electricity	152.00	200.00	48.00	456.00	600.00	144.00	2,400.00
6577-0000	Electricity Ponds - Common	390.00	466.67	76.67	1,170.00	1,400.01	230.01	5,600.00
6580-0000	Electricity Stream - Common	515.00	733.33	218.33	1,545.00	2,199.99	654.99	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	285.60	375.00	89.40	1,500.00
	TOTAL UTILITIES	1,152.20	1,525.00	372.80	3,456.60	4,575.00	1,118.40	18,300.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	32.47	375.00	342.53	1,500.00
6690-0000	Electricity - RV Lot	69.00	79.17	10.17	207.00	237.51	30.51	950.00
	TOTAL OPERATING EXPS-RV LOT	69.00	204.17	135.17	239.47	612.51	373.04	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	510.00	750.00	240.00	680.14	2,250.00	1,569.86	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	2,270.96	2,083.33	-187.63	5,481.34	6,249.99	768.65	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	80.00	183.33	103.33	480.00	549.99	69.99	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	482.41	1,000.00	517.59	526.05	3,000.00	2,473.95	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	345.00	750.00	405.00	3,927.36	2,250.00	-1,677.36	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	0.00	1,374.99	1,374.99	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	232.85	208.33	-24.52	543.55	624.99	81.44	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	4,977.00	6,000.00	1,023.00	24,000.00
6765-0000	Gas - Rec. Centre	892.10	2,000.00	1,107.90	3,311.77	6,000.00	2,688.23	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	6,472.32	9,599.98	3,127.66	19,927.21	28,799.94	8,872.73	115,200.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,208.34	5,416.67	208.33	15,625.02	16,250.01	624.99	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	3,828.30	4,875.00	1,046.70	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	5,040.00	5,499.99	459.99	22,000.00
6875-0000	Payroll Costs	920.18	1,000.00	79.82	3,251.21	3,000.00	-251.21	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	249.99	197.49	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	9,084.62	9,958.33	873.71	27,797.03	29,874.99	2,077.96	119,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
6915-0000	Supplies	151.32	75.00	-76.32	151.32	225.00	73.68	900.00
6920-0000	Telephone & Cable - Office	316.68	333.33	16.65	950.04	999.99	49.95	4,000.00
	TOTAL OFFICE EXPENSES	468.00	508.33	40.33	1,101.36	1,524.99	423.63	6,100.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	1,184.08	500.00	-684.08	7,027.60	1,500.00	-5,527.60	6,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	0.00	875.01	875.01	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	0.00	1,125.00	1,125.00	4,500.00
6984-0000	Postage and Printing	64.56	1,000.00	935.44	2,657.64	3,000.00	342.36	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	50.01	50.01	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	181,488.99	181,488.99	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	4,114.05	6,279.24	2,165.19	25,117.00
7000-0000	Management Fees	6,988.58	7,500.00	511.42	20,965.74	22,500.00	1,534.26	90,000.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	0.00	162.51	162.51	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	48.00	37.50	-10.50	150.00
7030-0000	Strata Web Site	0.00	33.33	33.33	0.00	99.99	99.99	400.00
7051-0000	Statutory Financial Review	229.95	116.67	-113.28	229.95	350.01	120.06	1,400.00
	TOTAL ADMINISTRATION EXPENSES	70,347.85	72,906.09	2,558.24	216,531.97	218,718.27	2,186.30	874,873.00
	TOTAL COMMON EXPENSES	107,961.98	124,160.24	16,198.26	323,937.35	372,480.72	48,543.37	1,489,923.00
	TOTAL EXPENSES	127,825.49	156,576.91	28,751.42	383,045.09	469,730.73	86,685.64	1,878,923.00
	NET INCOME (LOSS)	35,285.50	-0.01	35,285.51	89,019.89	-0.03	89,019.92	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,860.08	13,860.08	0.00	41,580.24	41,580.24	0.00	166,321.00
9262-0000	Utilities Interest Income	256.63	100.00	156.63	755.19	300.00	455.19	1,200.04
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	41,978.96	41,978.96	0.00	41,978.96
	TOTAL APARTMENT UTILITIES	14,116.71	13,960.08	156.63	84,314.39	83,859.20	455.19	209,500.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,508.00	2,916.67	408.67	7,524.00	8,750.01	1,226.01	35,000.00
9365-0000	Electricity Windsor	1,645.00	1,875.00	230.00	4,935.00	5,625.00	690.00	22,500.00
	TOTAL ELECTRICITY - APART.	4,153.00	4,791.67	638.67	12,459.00	14,375.01	1,916.01	57,500.00
GAS - APARTMENTS								
9410-0000	Gas - Mayfair	1,909.41	2,666.67	757.26	7,146.00	8,000.01	854.01	32,000.00

9420-0000	Gas - Kensington	3,557.62	5,000.00	1,442.38	12,904.68	15,000.00	2,095.32	60,000.00
9430-0000	Gas - Windsor	3,162.01	5,000.00	1,837.99	12,206.34	15,000.00	2,793.66	60,000.00
	TOTAL GAS - APARTMENTS	8,629.04	12,666.67	4,037.63	32,257.02	38,000.01	5,742.99	152,000.00
	TOTAL UTILITIES - APARTMENT	12,782.04	17,458.34	4,676.30	44,716.02	52,375.02	7,659.00	209,500.00
	NET INCOME (LOSS) UTILITIES	1,334.67	-3,498.26	4,832.93	39,598.37	31,484.18	8,114.19	0.00
	REVENUE - WATER INCOME							
9650-0000	Water - Apartments	7,494.40	7,494.40	0.00	22,483.20	22,483.20	0.00	89,932.80
9700-0000	Water - Townhouses	10,960.56	10,960.56	0.00	32,881.68	32,881.68	0.00	131,526.72
9725-0000	Water - Interest Income	234.64	150.00	84.64	784.28	450.00	334.28	1,800.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	5,365.97	5,365.97	0.00	5,365.97
	TOTAL WATER INCOME	18,689.60	18,604.96	84.64	61,515.13	61,180.85	334.28	228,625.49
	WATER EXPENSE							
9850-0000	Water Usage	19,052.12	19,052.12	0.00	57,156.36	57,156.36	0.00	228,625.49
	TOTAL WATER	19,052.12	19,052.12	0.00	57,156.36	57,156.36	0.00	228,625.49
	NET INCOME (LOSS) WATER	-362.52	-447.16	84.64	4,358.77	4,024.49	334.28	0.00



Events Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	1 CANADA DAY Celebration at the Clubhouse 2:00 pm	2 Bridge 6:30 pm Poker Pool 7pm	3 Coffee 9:15 am Poker 6 pm Whist 7 pm	4 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm	5 Pub Night BYOB 5 to 7 pm	6
7	8 Craft & Chat 1:00pm Canasta 6:30pm Ladies Pool 6pm	9 Pillow Pals 1:30 Bridge 6:30 pm Poker Pool 7pm	10 Coffee 9:15 am Poker 6 pm Whist 7 pm	11 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm	12 Pub Night BYOB 5 to 7 pm	13
14	15 Craft & Chat 1:00pm Canasta 6:30pm Ladies Pool 6pm	16 Bridge 6:30 pm Poker Pool 7pm	17 Coffee 9:15 am Poker 6 pm Whist 7 pm	18 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm	19 Pub Night BYOB 5 to 7 pm	20
21	22 Craft & Chat 1:00pm Canasta 6:30pm Ladies Pool 6pm	23 Pillow Pals 1:30 Bridge 6:30 pm Poker Pool 7pm	24 Coffee 9:15 am Poker 6 pm Whist 7 pm	25 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm	26 Pub Night BYOB 5 to 7 pm	27
28	29 Craft & Chat 1:00pm Canasta 6:30pm Ladies Pool 6pm	30 Bridge 6:30 pm Poker Pool 7pm	31 Coffee 9:15 am Poker 6 pm Whist 7 pm	Summer Exercise Monday to Friday 9:00am Pool Exercises Monday Evenings 6:15 pm Pool Volleyball		

Upcoming Events At a Glance

Canada Day Celebration
Free for all Residents
Dinner \$15 for ticket holders
Monday 2:00pm
See posters for details

Movie Night
Sunday at 7:00 pm
Fireside Room
Watch for posters for details

Play SNOOKER/ POOL/ BILLIARDS
Anytime