



MONTHLY COUNCIL MEETING MINUTES

Tuesday, July 23, 2024

LOCATION/TIME - 1:00PM LIBRARY

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

Strata Mgt: Jesse Train

Regrets:

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 – 1:01 PM

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from June 25, 2024 Council Meeting.

CARETAKER REPORT JULY 2024

- The Mayfair fountain was drained, cleaned and had the pump replaced.
- All the streams and ponds have been thoroughly cleaned.
- Scott has power washed all common areas behind the clubhouse, down to and including the Gazebo area. Great job Scott.
- The pool and hot tub have been maintained daily and are looking in fine shape.
- The RV lot was cleaned up in preparation for the grounds to be power washed and new lines painted.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS BUDGET

The financial report for the period ending June 30, 2024, was presented to Council. To the end of June, we are showing a surplus of \$114,041. The following are highlights from the report:

Revenue:

- Year-to-date revenue is slightly higher than budget due to higher than budgeted interest income and income from R.V. parking.

Expenses:

- Both apartment and townhouse specific expenses are less than budget for the month of June and on a year-to-date basis.
- All common expense categories are below budget for the four-month period ending June 30th. In total common expenses are \$57,084 below budget on a year-to-date basis.
- Certain individual accounts were above budget in the month.
 - Plant Replacement and Improvements due to purchase of bedding plants and hanging baskets.
 - Equipment Repairs and Maintenance due to the timing of the annual waterline blowback testing that cost \$5,870.
 - Pool Supplies and Chemicals due to the timing of chemical purchases.
 - Postage and printing due to the cost of printing two months Council minutes falling in the same month.
 - Emergency Preparedness due to acquiring some upgraded hand-held radios and expenses related to the live exercise carried out in the month.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of June amounted to \$48,961.
- Excluding the Roof Replacement Project, the approved CRF budgeted items this year total \$151,195. The majority of the \$36,349 spent so far this year has been for townhouse envelope repairs.
- The approved budget for the Roof Replacement Project is \$5,133,000. The contractor is now replacing shingles on the third roof and has completed or commenced the flat roofs on six blocks. We should now expect a constant level of activity over the coming months.

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

BUSINESS ARISING FROM PREVIOUS MINUTES

Glass Awning in Clubhouse – Vetro is scheduling the install of the remaining glass in the clubhouse canopy during the last week of July.

Condo Exposed Balcony Surface Painting – Inspection has commenced for the units that have requested balcony surface painting to determine which are a priority and which are for aesthetics. Priority work will be completed by Strata. Aesthetics work will be at Owners' expense if owners choose to proceed with the work.

Tree Assessment Report – Council reviewed the arborist report and there were some issues that required clarification from the arborist. This clarification was received and McConkey has submitted a quote for the priority items on the assessment. It was **MOVED, SECONDED and CARRIED** to approve the quote that will see about 50% of the recommended work completed this year so that we stay within our approved CRF budget. The remainder of the work will either be carried forward to next year or completed through the operations budget depending on whether there are funds available later in the year. It was determined that stump grinding and removal for various areas was not a priority and will not be completed at this time.

Electrical Planning Reports and EV Ready Plan – The Electrical Planning Report and EV Ready Plan are underway.

Window Cleaning/Building Cleaning Condos – There was an error/miscommunication with staff in providing proper notice to the Owners of the Windsor for the window and building cleaning. This will be better communicated in the future.

Vehicles Leaking Oil – Further parking stalls in the Condo underground parking were identified to have Oil Leaks. Letters have been sent to the owners of these stalls.

Door Frame Repair – 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 these.

East Gate Kiosk – The stucco on a portion of the kiosk is deteriorating. To determine the scope of work it may need to be opened up. Further investigation will be needed.

Speeding – Speeding in the complex is an ongoing problem, by both residents and non-residents.

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.

Backflow Valves – There were failed backflow valves identified during the annual testing that need to be repaired. Crush will be undertaking this work.

Roadway Tree Clearance – The arborist has completed clearance of branches on the roadway from the RV lot.

TELUS Event – Further information will be provided by TELUS.

Roadway Speed Signs – Council and Volunteers will soon be doing the painting of the roadway speed signs.

Smoking Complaints – A complaint was received about cigarette and marijuana smoke and a letter will be sent to the source unit. It is reminded that even though the bylaws allow for smoking within units, bylaw 3 still applies. As per bylaw 3, if the smoke becomes a nuisance or hazard to another resident it can lead to a fine of up to \$200 for every occurrence.

Patio Drain Issues – The Council plans to have the Strata's drain auger used on a few drains that are having issues.

No Parking Sign – A No Parking Sign will be installed by the Gazebo area.

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.

Several alteration request letters were reviewed. Some require further clarification before a decision can be made and some were approved as per the scope of work presented. Alteration letters will be sent to the ones approved.

Complaints were received about people drinking in the pool, as well as about non-residents using the pool without the resident they are visiting being in attendance. No non-resident may use the pool or hot tub unless accompanied by the resident they are visiting. It is noted that there has been a lot of controversy at the pool as of late. Council will look into getting more visible signage of the pool rules.

A complaint was made about a parking location during the RV lot painting project.

A report was made that the garbage compactor at the Kensington was not working. Council will investigate.

Complaints were received about the ashtray in the gazebo area. The volume of cigarette butts caused a small fire. This should be regularly cleaned out by the users of this area. Council will investigate better ashtray options for the area.

Correspondence was received about the turtle and fishpond. Council thanks these residents for their opinions on what should be done and will take these opinions under consideration. For now, Council is deferring its decision to remove the turtles given the fantastic volunteer response that has significantly improved the water quality in the pond.

Several landscaping requests were made. These will be reviewed by Council and the landscapers and decisions will be communicated to the residents who made the requests.

There is some confusion on the parking allocations in the Kensington Building. This will be investigated by Council. It is noted that the caretaker can re-assign the stalls, but such changes are only a temporary situation. For legal reasons, parking re-allocation requests must be sent to the Council for review and official approval at a Council meeting because such changes can affect future sale of the strata unit.

There was a complaint about non-residents using the gym area. This is against the rules for use of the gym.

A request was made to hang items outwards from the railings of a condo building. This request is denied as it is against the rules/bylaws. For safety reasons items can only hang inwards, over the balcony.

A resident lost their mail key. This is not a Strata responsibility. It is up to the resident to contact a locksmith and have their mailbox re-keyed.

A response to an insurance claim chargeback was received indicating that the owner does not believe he/she should be responsible for the damages caused by a water leak and the ensuing repairs. The resulting damage is below the Strata's deductible therefore the Strata's responsibility is to find, stop and repair the leak. The resulting damage is the responsibility of the home owner. The bylaws allow for the Strata or effected unit(s) to charge back the invoices or insurance deductibles to the source unit as per the flow chart of how claims work in a Strata. This flow chart was included in the June 25/24 Council Meeting Minutes.

A complaint was made about a residents' behaviour to someone parking a vehicle in front of the Windsor building. A letter will be sent to this resident.

A letter apologizing for accidentally leaving a mess outside a unit was sent. The resident responded and cleaned up the mess as soon as they possibly could.

There are reports of residents using the common area outside of the Kensington in an exclusive manner by placing their own chairs on common property and leaving them there for their use only. It is reminded that all common property is shared by all the owners/residents and is for every resident's use. Personal chairs are to be removed from the common area after use and cannot be stored in any common area.

There are reports of residents of Kensington yelling at drivers who are making pick-ups or drop-offs outside of the Kensington main entrance. The area outside the building is for drop-off and pick-up use. Residents should not be aggressive to any guests, delivery people, contractors or other residents. If there is a violation, residents should submit a complaint in writing to Council. It is important to know that, although this is a drop-off and pick-up area it is also a fire lane and no one should be using it for parking. Also, vehicles needing to stop in the area for the appropriate reasons listed above, should turn off their engines so as not to create fumes from idling.

Residents from Canterbury Green who have recently moved back, have been expressing how grateful they are to the Chelsea residents who assisted them during the fire that displaced them from their homes almost three years ago.

A response to an oil leak letter was received, identifying that the owner had their vehicle repaired and stall cleaned.

A report of a suspected break-in in the Kensington parkade was received. It was confirmed in reviewing security cameras, that there was a break in and the culprit proceeded to try all car doors to gain access to ones that were not locked. The gate that was damaged has been repaired and re-enforced. All residents are reminded to lock their vehicle doors and not store valuables in their vehicles.

A report was received of damage done to the flooring of the Windsor Lobby. Council will investigate.

A response was received to a notice that a resident received for storing prohibited items in their parking stall. The bylaws allow for only certain items and what was stored in the stall does not fall under those criteria.

A report of a pest problem in a unit of the Kensington was received. Orkin will be contacted.

A request was made to remove the no-parking/fire lane sign in front of the Kensington. It is noted that stopping in front of the condos is allowed for drop-offs and pick-ups only. Stopped vehicles should not be idling as resulting fumes can affect residents. Because parking (as opposed to stopping) in the area is not permitted the no-parking sign will not be removed.

A request was made to have a handicap parking area in front of the Mayfair. There is handicapped parking in the parking garage visitor parking area, and there is no realistic spot where a stall can be constructed outside of the Mayfair.

A response letter was submitted disputing a fine for a continued oil leak in a stall. The resident has fixed their vehicle and cleaned their stall. It was **MOVED, SECONDED and CARRIED** that one of the two fines levied be removed from this units' ledger as it was a long time before the oil leak was rectified

A complaint was submitted about the number of shopping carts that are being stored in the Kensington parkade. There should only be three carts. Additionally, the excess carts are sometimes stored in a haphazard fashion so that they infringe on the adjacent stall 26 (which is a handicapped stall), interfering with the owners' use of it. Council will paint lines in the area to show where the carts should be placed and Council requests that residents refrain from bringing in excess carts.

COMMITTEE REPORTS

These reports are not necessarily submitted by the specific committee lead.

CONDOMINIUMS – Debbie

- Window and exterior building cleaning were completed. Again, apologies to Windsor residents for the missed communication on this prior to it occurring. Efforts to avoid this in future will be made.
- With so many people out and about in the lovely weather resulting in cars being out of their stalls, it was noted how many vehicles are leaking oil and how dirty many stalls are. Please assure that your vehicle is not leaking oil as this is a bylaw infraction. If it is, please immediately seek repairs on your vehicle and clean up the leaked oil from your stall. Also, general sweeping up of stalls is an owner responsibility.
- To deter theft, please ensure that your vehicle is locked and no valuables are left in it.

TOWNHOUSES – Mike

- No Report

CLUBHOUSE – Paul D

- Complaints about infractions of recreation facility rules need to be directed to the Council and Crossroads. The identity of residents who are violating the pool, hot tub or other recreation facility rules needs to be confirmed if violation letters are to be sent to the appropriate owners.
- The council will obtain better signage for the pool area and ensure that the rules are current.
- Attached to these minutes is the Pool Rules for reference – Please familiar yourself with the use and of the pool and spa area before use of the facilities.

LANDSCAPING - Ron

- Summer maintenance is under way.
- The micro clover lawns and re-seeding of some other lawns will happen in September.

SAFETY AND SECURITY – Ashley

- Spare garage door control boxes have been ordered. Please note that replacements will be at the resident's cost, not the strata.
- Some spare FOB readers have also been ordered.
- An aluminium plate on one of the Man doors in the Kensington parkade was ripped off by an intruder. This was fixed by Zenon.

IRRIGATION – Ron

- With the lack of rain, the irrigation time is being increased.

SOCIAL COMMITTEE

- This Canada Day had our highest attendance ever with over 200 people gathering to celebrate. The weather was perfect. Lots of people designed their own hats to celebrate Chelsea's 30th birthday, as well as Canada's birthday, and the Vancouver Traveling Band led by our own Harry Peterson, got everything off to a great start. The celebration continued on the pool deck after hours, with music and dancing.
- We look forward to another pool party organized by Cindy, while the Committee enjoys a month off.

ADMINISTRATION

- FOB & work order data backup has been done

PONDS AND FOUNTAINS – Ron

- Fishpond is looking a lot better
- Due to the work done by Dorie White and Marilyn Hunter the fish/turtle pond is looking great. Thanks also to May Hamaura for feeding the fish and turtles. Because of their combined efforts the turtles no longer need re-location.
- A scope of work for pond maintenance that should be followed in the future, is in a progress by the new volunteers.

- There were requests for certain items to help with the maintenance of the pond. Council will work with the committee to figure out which requests can be fulfilled. It was **MOVED, SECONDED and CARRIED** to approve up to \$500 for upgrades for the fish pond area.
- Thank-you Dorie, Marilyn and May for your hard work.

RV LOT – Marilyn Thomas

- We have successfully had the entire RV lot cleaned and lined by Image Painting and Restoration Ltd on budget. The project took one full day longer than anticipated but the company has honoured their original quote. Once all vehicles were removed, we discovered just how large the area truly was and combined with a breakdown of Image's line machine at their previous job, the project spread from 2 days into 3 for a total of 30 hours, all supervised by myself and Barry Miller on some very hot days. Image Painting and Restoration were very professional working cooperatively to complete the job. Outlining the lines and hand painting took much more time of course but gave us a very satisfactory product. Where possible we used the existing lines. The presence of the security system required measuring and painting different stall lines at the ends of all rows and adding a solid line along 3.5 fences. The area for tow vehicles/cars was not lined to preserve longer stalls. We have reorganized many areas to keep similar types of vehicles together and maximize same stall sizes. We are also gaining more of the full-size RV's and access to those stalls had to be considered in the placement of vehicles across from them.
- Based on all this work, I highly recommend Image Painting and Restoration for the painting of our visitor spaces and speed signs and anything else we need in the future.
- The RV Committee is very grateful for the cooperation of all owners/residents of Chelsea. In the weeks and days leading up to the project, more than half of RV owners moved their vehicles offsite. Chelsea caretakers Scott and David and volunteers cleared their respective areas. Jeff removed his trailers after removing several loads of garbage/recycling. All but one RV were removed and that one is to be towed out of the lot this week and the stall will need cleaning. The remaining vehicles were all measured and specifically placed on the streets according to green space availability working around the roofing locations of course. We are aware that 2 or 3 campers or trailers made it more difficult to access driveways (myself included with our 37' RV) and we are especially grateful for your understanding and cooperation. We invite all Chelsea owners/residents to check out the final product. A huge thanks to Barry Miller and Brian Coates for their help with the project. A special thanks to Marilyn Hunter who directed the vehicles to their street parking and "other duties as assigned" and to Bruce Helmer who bailed us out when Brian's truck died just as we were to return the 5th wheels to the lot delaying the return of all vehicles. Special mention to Paul Dhaliwal and Paul and Wendy Kavanagh for pitching in with traffic control, hydration, etc.
- This turned out to be a much larger project than anticipated and could not have been done without the cooperation of Chelsea Council and all Chelsea owners/residents. I am very appreciative of the "thank you's" I have received.

ROOFING COMMITTEE – Paul K

- The level of activity has increased significantly on the townhouse roof project over the past several weeks. During May and parts of June the size of the crews ranged from five to seven workers due to the weather. For the majority of July, the crew size totalled 21 workers. The most recent inspection report indicated that there are 18 workers on site.
- Every two weeks representatives of Council meet with Ted Neef from Phoenix and a representative of Mack Kirk to review how the project is progressing and to discuss outstanding issues and any concerns raised by owners. The following is the update from the meeting held on July 18, 2024.
 1. The roofing is complete on Units 133 – 138. The crew are presently re-installing the siding and flashing which should be done tomorrow. Skylights, chimney caps, and gutters are still to be done.
 2. The roofing is complete on Units 213 - 216. The siding should start on Monday and the crew is hoping to get those items done by the end of the week. Skylights, chimney caps, and gutters are still outstanding.
 3. The upper roof on Units 319 – 324 is 50% complete.
 4. The SBS (flat roof) crew is working on their 6th building. The SBS work will begin on buildings 7 & 8 next week. This is still on track with the most recent schedule so owners can continue to follow that timeline for now.

- Status of other roof components:
 1. Skylights – It has been determined that the townhouse skylights are not a uniform size thereby requiring a change in manufacturer. The first delivery of skylights is expected around mid-September. The contractor will then do a blanket install on all of the completed blocks.
 2. Chimney caps – Measurements have been taken and an order has been placed for the first several townhouse blocks.
 3. Gutters and downspouts – In order to minimize mobilization costs the contractor will not be on site to install the new gutters and downspouts until at least eight blocks have been shingled.
 4. Phoenix has produced 11 inspection reports to date and maintains a carry forward list of any outstanding issues. The project manager will perform a final inspection on each block when all the work is complete.

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:

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

- Residents are asked to refer to the insert to these minutes for an assessment of the recent live emergency exercise.

PARKING COMMITTEE –

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

PEST COMMITTEE – Paul D

- Marie Lane is working with Orkin to get better communication and get better service from them to help reduce the pest issues in Chelsea Gardens. Please report activity so it can be sent to Marie to work with Orkin on finding a solution.

To help control Mice issues it is recommended by Orkin to:

1. Keep all garbage in containers with tight-fitting lids
2. Remove any food outside:
 - Don't feed stray or wild animals
3. Clean up any leftover food after your pet is done eating
4. Clean up pet waste
5. Keep food prep and storage areas clean:
 - Store dry goods, birdseed and dry pet food in hard-walled containers with tight-fitting lids
 - Avoid leaving produce out. Keep it in the refrigerator
6. Eliminate water sources:
 - Fix leaky taps, sweating pipes and open drains

NEW BUSINESS

Hot Water Distribution Systems Townhouse and Condo Units – It was **MOVED, SECONDED and CARRIED** to approve the quote submitted by Westech Plumbing to replace all the auto air vents. This is in response to a unit having a significant leak from one of these vents. Now that Council is aware of this situation, it is best practice to have all these vents replaced to avoid any future leaks. This will require lots of planning as access will be required to all condo units and all upper townhouse units. Access to the specific areas where the auto air vents are will be required and the more accessible the area is before the plumber comes, the less time will be required for the project and the less expensive it will be. Please look for notices on the dates access will be required so that preparations can be made.

Windsor Hot Water supply – Another quote will be obtained to check the pricing quoted by Westech for the required work.

MUA repairs – It was **MOVED, SECONDED and CARRIED** to approve the quote for repairs to the Make Up Air Unit in the Windsor.

Kensington Parkade Gate Intermittent Issue – It was **MOVED, SECONDED and CARRIED** to approve the repair quote from Precision Door and Gate.

Parking Audit – Council and Crossroads will work on a parking audit for the allocated parking stalls for the condo buildings.

Bird Damage – Jeff will review some areas where birds have caused damage to the stucco buildings.

Resident Manual Update – Council will be reviewing the resident manual to add updates for the Owners.

Building Cleaning Report & Preparing for Painting Project – It was reported that the stucco of the condos is starting to peel. The cleaners indicated there is some staining but to do a more intensive cleaning would cause damage. Crossroads will reach out to a company to provide a building inspection to estimate the remaining lifespan of the Condo exterior paint.

Parkade Cleaning – It was **MOVED, SECONDED and CARRIED** to approve the quote for power sweeping and washing in the condo buildings. All vehicles will need to be removed from each parkade on the day of cleaning. Council will attempt to arrange to have the parkades cleaned over three days (one parkade per day) so that there is space to park cars in the complex and on surrounding streets when each parkade is being cleaned.

Window Repair Quote – It was **MOVED, SECONDED and CARRIED** to approve the window repair quote from Peak Glass.

Behavior and Altercations between Residents – Over the past month there have been multiple occasions where residents have taken it upon themselves to inform other people of the bylaws and rules of Chelsea Gardens for the purpose of correcting them. Although there may have been some positive interactions in response to doing this, there have also been some very negative ones. Further, it is recognized that in some of these interactions people have pulled out their phones to record the situation This is something that may not help the situation and may actually escalate it to a more heated altercation. This is therefore discouraged by Council.

Residents are reminded that if there is an issue of concern they should not engage in correcting others. Instead, they should notify the Strata Council and management company of the incident/complaint via an email or letter to Jesse Train at jesse@crpm.ca. Jesse will pass the information on to Council for discussion and determination of any required action. This process takes time and no one should expect that an immediate

response to a situation will be taken. Unless it is an actual emergency it will be treated as any other business that the Strata Council reviews over a period of time.

In the past it was identified that altercations and disagreements between two residents in a “he said, she said” situation would not be entertained further as Strata Council business.

Air Conditioner Installations – It is noted that many Owners have had AC units installed by professional companies and we have been informed that Direct Heat has done several. It has been discovered that the installers of Direct Heat have installed the AC lines too close to the roof or have actually attached the lines to the roof sheathing. This is not a proper installation as nothing should be installed close to the roof sheathes or attached to it. This has caused an AC line to be punctured by the roof nails causing the AC unit to fail. To repair the line or move the lines is neither a Strata responsibility nor the Roofing company’s responsibility. If you have had an AC unit installed by Direct Heat, or any other company it is strongly recommended to contact the company to confirm how the lines were installed and make sure this does not happen when your roof is in the process of being replaced.

ADJOURNMENT

The meeting was adjourned at 4:46 PM

The next Council meeting is August 27, 2024 @1:00PM

Chelsea Gardens

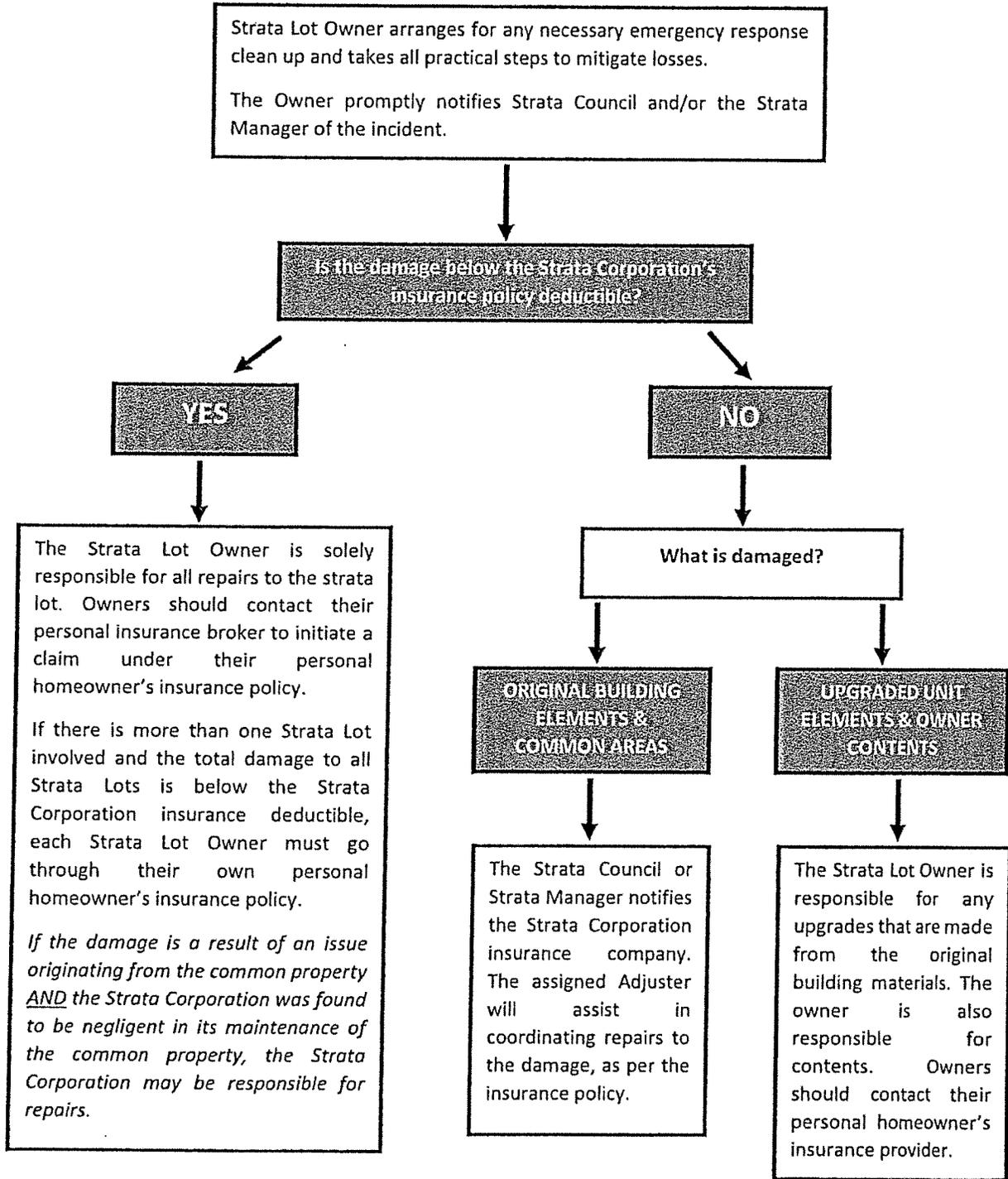
Pool and Spa Area Rules

The following are the rules for the usage by owners/residents and guests accompanied by owners/residents, of the pool and spa:

- 1) Pool hours are 8:30 AM to 9:30 PM; every day during the season the pool is open.
- 2) Guests under the age of 19 and accompanied by an owner are only allowed in the pool and the surrounding pool deck between the hours of **11:00 AM** and **2:00 PM** (daily) and **5:00 PM** to **6:00 PM** Saturday to Thursday during the season the pool is open.
- 3) Spa hours are from **7:30 AM** to **10:00 PM** daily and restricted to owners and accompanied guests only. Use of the spa by persons under the age of 19 years is not permitted. **NO ENTRY TO THE RECREATION BUILDING WILL BE PERMITTED AFTER 10:00 PM.**
- 4) All pool users must access or exit the pool area from the spa area or outside gates – absolutely no access through the Fireside lounge or lobby.
- 5) Adult residents must always accompany and supervise their guests in the pool/spa; a maximum of eight (8) guests are permitted between the hours of 11:00 AM and 2:00 PM daily during the pool season. A maximum of four (4) guests are permitted at all other times. Only adults, 19 years of age or older, are permitted in the spa.
- 6) Clean and proper bathing attire is required when using the pool or spa (i.e. no cut-offs or jeans).
Due to health concerns, pool/spa users **must** shower at the recreation centre facilities before entering the pool/spa.
No person shall enter the pool/spa who:
 - a. has open wounds, sores or bandages.
 - b. Has discharging ears or nose.
 - c. Is intoxicated.
- 7) Children under the age of 3, or in diapers (unless approved swim diapers) or who are **not** properly toilet trained are not permitted in the pool.
- 8) Diving or jumping into the pool or spa is **not** permitted.
- 9) Food is **not** permitted in the pool or spa. Food is permitted on the swimming deck provided it is kept ten feet away from the pool/spa unless otherwise authorized by council for a special event.
- 10) Glass containers of any kind are **not** permitted in the pool or spa area.
- 11) Air mattresses and lounge chairs are not permitted in the pool or spa area. Life jackets/Personal Floatation devices must be approved by Transport Canada, Canadian Coast Guard or Fisheries and Oceans Canada.
- 12) Residents must remove all their garbage, articles and other belongings that have been brought to the pool/spa when leaving the pool/spa area.
- 13) Please keep noise down to a reasonable level.
- 14) Those who do not observe the Health Department and Strata Corporation rules may be asked to leave the pool/spa area.
- 15) No perfumes or oils are to be used by persons using the spa.
- 16) There is to be no smoking in the pool/spa or on any of the surrounding deck surfaces. **Amended at 2024 01 23 CM, Ratified at AGM held 2024 04 23)**
- 17) The Strata Corporation shall post a summary of these rules in the pool/spa area.
- 18) No alcoholic beverages are permitted in the spa area.
- 19) No alcoholic beverages are permitted while in the pool.

**Note: Persons using the pool or spa do so at their own risk.
(NO LIFEGUARD IS ON DUTY)**

DAMAGE OR LOSS WITHIN YOUR STRATA LOT



CHELSEA GARDENS EMERGENCY PREPAREDNESS



July 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 recent response program practical exercise.

EMERGENCY RESPONSE EXERCISE – POST-EXERCISE SUMMARY

The Chelsea Gardens Emergency Preparedness and Response Program conducted a practical emergency response exercise within the strata on June 22. This is the first such exercise in several years. The overall exercise scenario was based on a moderately strong earthquake causing “emergency situations” that were responded to by program team members. These situations included a car fire in the Kensington garage with burn victims and “evacuation” of the Kensington and Mayfair, a car “damaging” a fire hydrant outside the Windsor with a driver injury and high-pressure water spouting from the hydrant, a “heart attack” casualty in a townhouse, stressed and anxious residents, and pet injury and distress issues. Approximately 50 program and other volunteers (victims, evaluators, and a photographer) participated.

The most important issues that we identified for improving our response program effectiveness are related to:

- Communications – we exchange a lot of information with walkie-talkie radios using public radio channels; all team members need to be more effective and efficient with our radio transmissions;
- Event tracking – the Incident Command Team (ICT) requires more administrative assistance to gather, record, and display event information and team responses, which would allow the primary ICT members to evaluate priorities and strategically direct the available response team resources to achieve the greatest response benefit for our community; and
- Training of team members to respond to specific types of situations – most of our volunteers joined the program with little or no background/experience in emergency response and they need more training to identify, understand and effectively respond to specific situations.

Our planning and training activities for the coming year will be focused primarily on these three issues. In addition other issues for improvement were identified that we will address, such as availability of maps for responders, knowledge of team resources available for use, and initial call-out procedures.

Did you Know?



This very simple personal emergency Grab n Go kit can easily be assembled in advance and be ready to take with you if you have to evacuate your home in a hurry. A useful addition to this kit (not shown here) would be a few days supply of essential medications, and possibly pet food.

Remember the fire in Canterbury Green 3 years ago? Those residents had no time to collect essentials, and could not return to their home to get any items for several days!

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (Ims1416)
June 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	156,307.95
1025-0120	Bank - Roof Replacement	1,155,334.54
1027-0000	Bank - Water Surcharge	80,325.27
1028-1300	Bank - Golf Tournament Funds	3,477.03
1029-0000	Bank - Apt Utilities	49,530.01
1030-0000	Bank - Exercise Room	1,358.49
1040-0000	Bank - Social Committee	6,425.22
1200-0000	Prepaid Insurance	96,794.15
1300-0000	Accounts Receivable	8,668.31
1301-0002	A/R - Roof Replacement	1,404,090.99
	TOTAL ASSETS	2,962,529.31

LIABILITIES

2010-0000	Accounts Payable	84,491.67
2014-0000	Accrued Water & Sewer	0.00
2017-0000	Social Committee Fund	6,425.22
2018-0000	Exercise Room	1,358.49
2019-0000	Golf Tournament Fund	3,477.03
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	5,692.44
2250-0000	Pre-Paid Fees	804.18
	TOTAL LIABILITIES	102,549.03

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,559,425.53
3479-0020	ROOF REPLACEMENT TOTAL	2,559,425.53
3500-0000	Net Income - Prior Years	128,859.62
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	114,041.05
3510-2000	Net Income - Utilities	42,265.28
3510-3000	Net Income - Water & Sewer	18,826.30
	TOTAL OWNERS' EQUITY	2,859,980.28
	TOTAL LIABILITIES AND EQUITY	2,962,529.31

DATE: JUL. 17/2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

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

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	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-0000	Strata Fees	71,063.77	71,063.92	-0.15	284,256.58	284,255.68	0.90	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-84,147.00	-84,147.00	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	631.00	625.00	6.00	2,549.00	2,500.00	49.00	7,500.00
4022-0000	Move in/out	400.00	83.33	316.67	1,600.00	333.32	1,266.68	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.25	6,290.25	0.00	25,161.00	25,161.00	0.00	75,483.03
	TOTAL	57,348.27	57,025.75	322.52	229,419.58	228,103.00	1,316.58	684,309.03
4030-0000	Strata Fees	133,713.33	133,713.33	0.00	534,853.32	534,853.32	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-183,071.00	-183,071.00	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.26	8,597.26	0.00	34,389.04	34,389.04	0.00	103,167.16
	TOTAL	96,542.84	96,542.84	0.00	386,171.36	386,171.36	0.00	1,158,514.16
OTHER								
4040-0000	Rental - Fireside Lounge	100.00	83.33	16.67	400.00	333.32	66.68	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	350.00	750.00	-400.00	2,750.00	3,000.00	-250.00	9,000.00
4055-0000	R.V. Parking	1,050.00	750.00	300.00	4,000.00	3,000.00	1,000.00	9,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4061-0000	Bylaw Fines	200.00	0.00	200.00	-200.00	0.00	-200.00	0.00
4062-0000	Dish and Cutlery Rental	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4065-0000	Interest Income	1,348.96	624.98	723.98	4,204.11	2,499.92	1,704.19	7,499.81
4066-0000	Remote Control Sale	270.00	200.00	70.00	695.00	800.00	-105.00	2,400.00
	TOTAL OTHER	3,918.96	3,008.31	910.65	14,284.11	12,033.24	2,250.87	36,099.81
	TOTAL INCOME	157,810.07	156,576.90	1,233.17	629,875.05	626,307.60	3,567.45	1,878,923.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	8,358.00	10,000.00	1,642.00	30,000.00
6208-0000	Building Maint. - Apartments	1,317.61	5,000.00	3,682.39	5,029.53	20,000.00	14,970.47	60,000.00
6215-0000	Equipment Maint.-Apartments	2,991.29	6,666.67	3,675.38	17,082.53	26,666.68	9,584.15	80,000.00
6268-0050	Elevator Maint. - Apartments	1,685.75	1,875.00	189.25	5,743.79	7,500.00	1,756.21	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	583.33	583.33	635.83	2,333.32	1,697.49	7,000.00
6279-0000	Garbage Pick-up - Apts.	1,723.91	2,250.00	526.09	7,327.64	9,000.00	1,672.36	27,000.00
	TOTAL EXPS. BEFORE UTILITIES	9,808.06	18,875.00	9,066.94	44,177.32	75,500.00	31,322.68	226,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	1,552.11	7,500.00	5,947.89	9,119.05	30,000.00	20,880.95	90,000.00
6320-0000	Garbage Pick-up - Townhomes	5,809.18	6,041.67	232.49	22,980.72	24,166.68	1,185.96	72,500.00
	TOTAL OPERATING EXPS. - T.H.	7,361.29	13,541.67	6,180.38	32,099.77	54,166.68	22,066.91	162,500.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,500.00	430.00	56,280.00	58,000.00	1,720.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	1,666.67	1,666.67	0.00	6,666.68	6,666.68	20,000.00
6435-0000	Plant Replacement & Imp-Ground	2,604.00	1,083.33	-1,520.67	2,972.48	4,333.32	1,360.84	13,000.00
6440-0000	Irrigation System	25.68	333.33	307.65	122.03	1,333.32	1,211.29	4,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	8,000.00	8,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	16,699.68	19,583.33	2,883.65	59,374.51	78,333.32	18,958.81	235,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	3,584.72	4,166.67	581.95	8,472.47	16,666.68	8,194.21	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	5,869.50	1,458.33	-4,411.17	7,053.38	5,833.32	-1,220.06	17,500.00
6520-0000	Supplies Equipment - Common	225.49	1,000.00	774.51	633.84	4,000.00	3,366.16	12,000.00
6525-0000	Supplies Maintenance-Common	134.24	250.00	115.76	595.17	1,000.00	404.83	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6535-0000	Enterphone and Security	68.11	791.67	723.56	505.21	3,166.68	2,661.47	9,500.00
6560-0000	Gate Repair & Maint. - Common	252.00	500.00	248.00	1,936.67	2,000.00	63.33	6,000.00
6565-0000	Pest Control - Common	0.00	1,666.67	1,666.67	3,146.20	6,666.68	3,520.48	20,000.00
	TOTAL REPAIR & MAINT.	10,134.06	9,875.01	-259.05	22,342.94	39,500.04	17,157.10	118,500.00

UTILITIES								
6576-0000	Electricity	152.00	200.00	48.00	608.00	800.00	192.00	2,400.00
6577-0000	Electricity Ponds - Common	390.00	466.67	76.67	1,560.00	1,866.68	306.68	5,600.00
6580-0000	Electricity Stream - Common	515.00	733.33	218.33	2,060.00	2,933.32	873.32	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	380.80	500.00	119.20	1,500.00
	TOTAL UTILITIES	1,152.20	1,525.00	372.80	4,608.80	6,100.00	1,491.20	18,300.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	32.47	500.00	467.53	1,500.00
6690-0000	Electricity - RV Lot	69.00	79.17	10.17	276.00	316.68	40.68	950.00
	TOTAL OPERATING EXPS-RV LOT	69.00	204.17	135.17	308.47	816.68	508.21	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	229.71	750.00	520.29	909.85	3,000.00	2,090.15	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	674.25	2,083.33	1,409.08	6,155.59	8,333.32	2,177.73	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	80.00	183.33	103.33	560.00	733.32	173.32	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	257.60	1,000.00	742.40	783.65	4,000.00	3,216.35	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	750.00	750.00	0.00	4,677.36	3,000.00	-1,677.36	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	1,478.28	458.33	-1,019.95	1,478.28	1,833.32	355.04	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	0.00	208.33	208.33	543.55	833.32	289.77	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	6,636.00	8,000.00	1,364.00	24,000.00
6765-0000	Gas - Rec. Centre	1,297.74	2,000.00	702.26	4,609.51	8,000.00	3,390.49	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	6,426.58	9,599.98	3,173.40	26,353.79	38,399.92	12,046.13	115,200.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,208.34	5,416.67	208.33	20,833.36	21,666.68	833.32	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	5,104.40	6,500.00	1,395.60	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	6,720.00	7,333.32	613.32	22,000.00
6875-0000	Payroll Costs	920.60	1,000.00	79.40	4,171.81	4,000.00	-171.81	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	333.32	280.82	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	9,085.04	9,958.33	873.29	36,882.07	39,833.32	2,951.25	119,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	300.00	148.68	900.00
6920-0000	Telephone & Cable - Office	330.87	333.33	2.46	1,280.91	1,333.32	52.41	4,000.00
	TOTAL OFFICE EXPENSES	330.87	508.33	177.46	1,432.23	2,033.32	601.09	6,100.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	500.00	500.00	7,027.60	2,000.00	-5,027.60	6,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	0.00	1,166.68	1,166.68	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	0.00	1,500.00	1,500.00	4,500.00
6984-0000	Postage and Printing	1,507.12	1,000.00	-507.12	4,164.76	4,000.00	-164.76	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	66.68	66.68	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	241,985.32	241,985.32	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	5,485.40	8,372.32	2,886.92	25,117.00
7000-0000	Management Fees	6,988.58	7,500.00	511.42	27,954.32	30,000.00	2,045.68	90,000.00
7010-0000	Property Taxes - Admin.	546.00	54.17	-491.83	546.00	216.68	-329.32	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
7023-0000	Emergency Preparedness	813.37	250.00	-563.37	813.37	1,000.00	186.63	3,000.00
7025-0000	Bank Charges	-2.00	12.50	14.50	46.00	50.00	4.00	150.00
7030-0000	Strata Web Site	0.00	33.33	33.33	0.00	133.32	133.32	400.00
7050-0000	Miscellaneous	1.38	0.00	-1.38	1.38	0.00	-1.38	0.00
7051-0000	Statutory Financial Review	0.00	116.67	116.67	229.95	466.68	236.73	1,400.00
	TOTAL ADMINISTRATION EXPENSES	71,722.13	72,906.09	1,183.96	288,254.10	291,624.36	3,370.26	874,873.00
	TOTAL COMMON EXPENSES	115,619.56	124,160.24	8,540.68	439,556.91	496,640.96	57,084.05	1,489,923.00
	TOTAL EXPENSES	132,788.91	156,576.91	23,788.00	515,834.00	626,307.64	110,473.64	1,878,923.00
	NET INCOME (LOSS)	25,021.16	-0.01	25,021.17	114,041.05	-0.04	114,041.09	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,860.08	13,860.08	0.00	55,440.32	55,440.32	0.00	166,321.00
9262-0000	Utilities Interest Income	224.56	100.00	124.56	979.75	400.00	579.75	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	14,084.64	13,960.08	124.56	98,399.03	97,819.28	579.75	209,500.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,508.00	2,916.67	408.67	10,032.00	11,666.68	1,634.68	35,000.00
9365-0000	Electricity Windsor	1,645.00	1,875.00	230.00	6,580.00	7,500.00	920.00	22,500.00
	TOTAL ELECTRICITY - APART.	4,153.00	4,791.67	638.67	16,612.00	19,166.68	2,554.68	57,500.00
GAS - APARTMENTS								

9410-0000	Gas - Mayfair	1,611.82	2,666.67	1,054.85	8,757.82	10,666.68	1,908.86	32,000.00
9420-0000	Gas - Kensington	2,997.05	5,000.00	2,002.95	15,901.73	20,000.00	4,098.27	60,000.00
9430-0000	Gas - Windsor	2,655.86	5,000.00	2,344.14	14,862.20	20,000.00	5,137.80	60,000.00
	TOTAL GAS - APARTMENTS	7,264.73	12,666.67	5,401.94	39,521.75	50,666.68	11,144.93	152,000.00
	TOTAL UTILITIES - APARTMENT	11,417.73	17,458.34	6,040.61	56,133.75	69,833.36	13,699.61	209,500.00
	NET INCOME (LOSS) UTILITIES	2,666.91	-3,498.26	6,165.17	42,265.28	27,985.92	14,279.36	0.00
	REVENUE - WATER INCOME							
9650-0000	Water - Apartments	7,494.40	7,494.40	0.00	29,977.60	29,977.60	0.00	89,932.80
9700-0000	Water - Townhouses	10,960.56	10,960.56	0.00	43,842.24	43,842.24	0.00	131,526.72
9725-0000	Water - Interest Income	355.18	150.00	205.18	1,139.46	600.00	539.46	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	18,810.14	18,604.96	205.18	80,325.27	79,785.81	539.46	228,625.49
	WATER EXPENSE							
9850-0000	Water Usage	4,342.61	19,052.12	14,709.51	61,498.97	76,208.48	14,709.51	228,625.49
	TOTAL WATER	4,342.61	19,052.12	14,709.51	61,498.97	76,208.48	14,709.51	228,625.49
	NET INCOME (LOSS) WATER	14,467.53	-447.16	14,914.69	18,826.30	3,577.33	15,248.97	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (Ims1416c)
June 2024

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
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ASSETS

1025-0000	Bank - Westminster - Contingency	2,621,165.94
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	3,768,357.36

LIABILITIES

2010-0000	Accounts Payable	4,625.46
2012-2500	Accrued Expenses	15,350.62
	TOTAL LIABILITIES	19,976.08

**OWNERS EQUITY
RESERVES**

3500-0000	Net Income - Prior Years	3,468,550.67
3510-0000	Net Income - Current Year	279,830.61
	TOTAL OWNERS' EQUITY	3,748,381.28
	TOTAL LIABILITIES AND EQUITY	3,768,357.36

DATE: JUL 17 2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
June 2024

Prepared For:
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	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	84,147.00	84,147.00	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	183,071.00	183,071.00	0.00	549,213.00
	TOTAL	66,804.50	66,804.50	0.00	267,218.00	267,218.00	0.00	801,654.00
4031-0000	Interest Income	12,464.50	0.00	12,464.50	48,961.44	0.00	48,961.44	0.00
	TOTAL	12,464.50	0.00	12,464.50	48,961.44	0.00	48,961.44	0.00
	TOTAL INCOME	79,269.00	66,804.50	12,464.50	316,179.44	267,218.00	48,961.44	801,654.00
TOWNHOUSE EXPENSES								
6342-2024	2024 Townhouse Envelope Repairs	5,207.15	7,083.33	1,876.18	25,308.83	28,333.32	3,024.49	85,000.00
6345-2024	Townhouse Roof	1,575.00	0.00	-1,575.00	1,575.00	0.00	-1,575.00	0.00
	TOTAL OPERATING EXPS. - T.H.	6,782.15	7,083.33	301.18	26,883.83	28,333.32	1,449.49	85,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6425-2024	Tree Risk Assessment & Remediation	0.00	1,666.67	1,666.67	8,715.00	6,666.68	-2,048.32	20,000.00
	TOTAL LANDS. & GROUNDS	0.00	1,666.67	1,666.67	8,715.00	6,666.68	-2,048.32	20,000.00
REPAIR & MAINTENANCE- GENERAL								
6512-2024	Electrical Planning Report	0.00	3,333.33	3,333.33	0.00	13,333.32	13,333.32	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	13,333.32	12,583.32	40,000.00
RV LOT EXPENSES								
6640-2024	RV Lot - Painting	0.00	516.25	516.25	0.00	2,065.00	2,065.00	6,195.00
	TOTAL OPERATING EXPS-RV LOT	0.00	516.25	516.25	0.00	2,065.00	2,065.00	6,195.00
	TOTAL COMMON EXPENSES	0.00	5,516.25	5,516.25	9,465.00	22,065.00	12,600.00	66,195.00
	TOTAL EXPENSES	6,782.15	12,599.58	5,817.43	36,348.83	50,398.32	14,049.49	151,195.00
	NET INCOME (LOSS)	72,486.85	54,204.92	18,281.93	279,830.61	216,819.68	63,010.93	650,459.00



AUGUST

Chelsea Gardens Events Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	2 Pub Night BYOB 5:00 to 7:00	3
4	5 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	6 Pillow Pals 1:30 Bridge 6:30 Poker Pool 7:00	7 Coffee 9:15 am Poker 6:00 Whist 7:00	8 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	9 Pub Night BYOB 5:00 to 7:00	10 Summer Party on the Pool Deck Potluck & BYOB 4:00 to 10:00
11	12 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	13 Bridge 6:30 Poker Pool 7:00	14 Coffee 9:15 am Poker 6:00 Whist 7:00	15 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	16 Pub Night BYOB 5:00 to 7:00	17
18	19 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	20 Pillow Pals 1:30 Bridge 6:30 Poker Pool 7:00	21 Coffee 9:15 am Poker 6:00 Whist 7:00	22 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	23 Pub Night BYOB 5:00 to 7:00	24
25	26 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	27 Bridge 6:30 Poker Pool 7:00	28 Coffee 9:15 am Poker 6:00 Whist 7:00	29 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	30 Pub Night BYOB 5:00 to 7:00	31



Pool/Deck Exercises—Monday to Friday mornings @ 9:00
Pool Volleyball—Monday Nights @ 6:15

