



MONTHLY COUNCIL MEETING MINUTES

Tuesday, October 29, 2024

LOCATION/TIME - 1:00PM LIBRARY

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

Strata Mgt: Jesse Train

Regrets: Paul Kavanagh

STRATA COUNCIL - 2024/2025

EXECUTIVES

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

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

Non-Council Assignments:

Zenon Jalbert - T202	Website
Marilyn Thomas - T168	RV Lot
Terry Aguillon - K212	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 September 24, 2024 Council Meeting.

CARETAKER REPORT – Don

- Westech has completed the waterline reposition in the Clubhouse. Ric's Repairs is completing the drywall portion and Jeff will box in the exposed piping.
- A tree outside of the Clubhouse has a precarious lean to it. Shaun will inspect it to see if it needs to be taken down.
- The hot tub has been repaired and is up and running. Westech still has to replace some leaking ball valves on the outtake lines.
- The turtles will be moved to their winter home next week.
- Fire drills were successfully completed at Mayfair and Windsor.
- Underground (parkade) cleaning for the condos was completed by Phoenix.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS BUDGET

The financial report for the period ending September 30, 2024, was presented to Council. We are now seven months into our fiscal year. For the year-to-date period ending September, we are reporting a surplus of \$186,837. The following are highlights from the report:

Revenue

- Year-to-date revenue is \$9,733 higher than budget due to higher than budgeted interest income, income from R.V. parking, guest suite rentals and sales of remotes. We are have also seen more revenue from the turnover in condo unit owners (i.e. move ins and outs).

Expenses

- Condo specific expenses are about \$39,978 below budget for the seven months with favourable variances across all expense categories. We did experience an increase in gate and door maintenance in the month but the year-to-date number continues to be well within budget.
- Townhouse specific expenses, in total, are \$35,073 less than budget for the seven months. Garbage disposal is over budget year-to-date but expected to be within budget for the year.
- For information, the approximate monthly regular service costs for garbage/recycling/organics per townhouse is \$25 and per condo residence is \$12.
- All common expense categories are below budget in the current month, as well as, for the seven-month period ending September 30th. In total common expenses are \$14,510 below budget in the month and \$102,052 on a year-to-date basis.
- There were some minor overages in a limited number of individual expense accounts on a year-to-date basis, most notably in pool repairs and maintenance and pool supplies.
- The more significant savings to date is in most repairs and maintenance accounts. However, contractors have been on site recently to replace water lines and valves in several locations. Given the age of our infrastructure future repairs would not be unexpected.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of June amounted to \$85,285. We do not budget for this interest income.
- Excluding the Roof Replacement Project, the approved CRF budgeted items this year total \$151,195. The majority of the \$73,587 spent so far this year has been for townhouse envelope repairs.
- Other expenditures to date include; \$17,745 for the Tree Risk Assessment and Remediation, \$12,075 for

work on the Electrical Planning Report, and \$6,195 for the RV Lot Painting.

TOWNHOUSE ROOF REPLACEMENT

- The approved budget for the Roof Replacement Project is \$5,133,000. To the end of September, we have been billed a total of \$959,729. The project is on schedule.

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

BUSINESS ARISING FROM PREVIOUS MINUTES

Condo Exposed Balcony Surface Painting – All scheduled balconies have been completed.

Tree Assessment Report – The first portion of the tree assessment report recommendations has been completed. The 2nd portion will be done next fiscal year. There is a leaning tree by the clubhouse that will be reviewed.

Electrical Planning Reports and EV Ready Plan – Council received a Draft Electrical Planning Report. Council reviewed the draft and requires clarification of some of the content from the engineers who did the report.

Fireside Room – The Social Committee proposed installing a gate at the bottom of the stairs leading to the mezzanine, to be used to close off the mezzanine when the Fireside Room is rented for private functions. This gate will be paid for by the Social Committee. It was **MOVED, SECONDED and CARRIED** to approve this purchase and installation. Adding signage to the Fireside Room stairway gate and to the doors of the pub and library that read “Guest’s Must Be Accompanied by A Resident” was also discussed. It was **MOVED, SECONDED and CARRIED** to approve the signs.

East Gate Kiosk – Council discussed that the work required to repair the east gate kiosk is significant and is therefore requesting more estimates. Council believes it would be best to discuss cost and/or options at the AGM.

Auto Air Vents – We are waiting for Westech to schedule the auto-air vent replacements in the condos and upper townhome units.

Residents Manual Update – Council is working on the Resident Manual Update.

Drainage Issues – Many areas have an accumulation of roots in the drainage systems for the townhouse units. It was **MOVED, SECONDED and CARRIED** to approve the work required to resolve root accumulation that caused flooding at some units.

Council requested that Crush provide a preventative maintenance schedule to deal with the drainage systems for the Townhouse units. Anticipated costs for this can be added to our budget moving forward.

The council and the Emergency Preparedness Committee approved the purchase of Flood Water Bags to help prevent water from entering garages during events such as the atmospheric river that occurred earlier this month.

Paint Assessment – Council reviewed a report from NOVA painting on the current life of the exterior paint throughout the complex. NOVA suggests that the painting should be done next year. Strata will research acquiring a consultant to determine the scope of work and will prepare a budget for the 2025 AGM.

Retaining Walls – Council is continuing to review the retaining walls throughout the complex.

Clubhouse Leak – Westech has completed all plumbing repairs in the clubhouse. The cosmetic repairs remain to be done.

Depreciation Report – More quotes are being obtained.

Snow Removal – It was **MOVED, SECONDED and CARRIED** to approve the snow removal contractor to be South Fraser Custom Landscaping.

Patio Storage Violations - There have been reports of owners using their patios as storage spaces. It is reminded that only patio furniture is approved to be stored on the patios and balconies, which are not intended to be used as storage for any other items.

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.

An Owner sent a complaint about dog feces being left on the common property lawn outside of their unit. This complaint did not identify whose dog was the source, therefore Council cannot take any action towards a specific unit. However, this is extremely disrespectful. All pet Owners must clean up after their pets. If offending pet owners are identified, fines will be issued to them.

It was reported that many vehicles have been speeding. Please remember that the speed limit is 15 km/hr.

A report was made about missing window screens. This was passed on to the Roofing company and consultant.

A request was made to wash the buildings after the roof project is completed. This will be considered in the budget for next year.

A leak was reported in a townhouse unit. Mack Kirk came to inspect and could not find a roof issue. This particular unit has had leaks in this location multiple times, each time with a different scope of work. Further investigation is required to solve this on-going leak.

A leaking window in a townhome was reported. Council will investigate.

A smoking complaint was received from an owner. It is reminded that although you may smoke in your unit, if your smoke causes an issue to another resident, it is a bylaw infraction and fines can be enforced. A letter will be sent to the reported source unit of the smoke.

An Owner sent several letters of complaint regarding noise resulting from Council approved renovations occurring in the unit above them. The complainant also decided to approach the resident and workers carrying out renovations, on multiple occasions, to complain about the noise and request stoppage of the work. This can be viewed as a violation of Bylaw 3 against the resident carrying out the renovations.

Council advises that Owners/residents, so long as they are following the Alteration Agreements, are permitted to carry out renovations and the resulting noise is permissible during normal hours of the day. Unfortunately, this means that residents in close proximity must deal with construction noise during the renovations.

IF YOU CANNOT RESOLVE MATTERS REASONABLY AND RESPECTFULLY WITH YOUR NEIGHBOURS, ALL COMPLAINTS SHOULD BE DIRECTED TO THE STRATA COUNCIL.

A complaint was received about a vehicle frequently parking on the roadway in front of a townhouse. This vehicle is reported to only be parked in this location for a short duration to drop children off for childcare by family members, but has been observed parked for longer periods. Council advised the unit that if this is the purpose, please make sure the vehicle is only parked for a very short duration (under 15 minutes). If an extended visit (over 15 minutes) is to occur, visitor parking must be used.

Another smoking complaint was received and reviewed by Council. Currently, due to windows not being open because of cooler weather, smoke is generally less of an issue. However, it will become a greater issue again in the summer months. It is advised that smoking on balconies and patios can cause a nuisance or hazard to

another resident, which contravenes of Bylaw 3. This includes but is not limited to smoking cigarettes and marijuana.

There was a further complaint about a residing skunk. There are concerns about the smell for one unit and there are several complaints about potential removal of the skunk. Please refer to the Pest Committee report.

Several Renovation Requests were made and were reviewed by Council. Any that receive an alteration letter have been approved by Council. If there are further questions about requested renovations, the Strata Manager will reach out to get clarification.

A resident complained that they did not get an opportunity to get a hard copy of the minutes. Minutes are online, sent by email and a supply of them are left in each condo building lobby and the clubhouse mailroom. If minutes run out in the specific building, it would be a good idea to see if there are any in the clubhouse or ask one of the caretakers if they have any copies on hand.

Council was asked whether the damaged bench that was removed from the entrance to the Kensington was going to be replaced. Council have not yet determined whether the bench will be replaced.

Due to the continued speeding by residents, guests, delivery drivers and service providers, a request was made to bring forward to next years' AGM, the recommendation to install speed bumps.

There was a note that a resident is happy we are planning to move on from Orkin for pest control. However, the Pest Committee have indicated that the new technicians for Orkin have been very informative and have been working well with them. They have requested that we provide Orkin a bit more time to see if they can resolve the issues around the complex with the new, dedicated technicians.

A response to a noise complaint was received. This resident identified the contributing factors and has taken steps to rectify the noise issue by purchasing noise buffers for chair legs and other furniture and adding area rugs. The resident apologized for any inconvenience the noise disturbances caused and hopes that the issue is successfully resolved. Council thanks the resident for the mature response in trying to resolve the situation.

COMMITTEE REPORTS

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

CONDOMINIUMS – Debbie

- Thank you to condo residents for your cooperation in removing cars from the parkades to accommodate parkade cleaning by Phoenix Power Scrubbing Ltd. The parkades are looking much better following this process.

TOWNHOUSES – Mike

- Several townhouses have sustained water leaks and are being repaired.
- Excavations are required on 2 townhouse driveways to repair clogged drains.

CLUBHOUSE – Paul D

- The clubhouse leak has been resolved.
- The Stationary incumbent bikes' ripped seat will be reupholstered.
- It is noted that people have not been picking up after themselves after gym use. Paper towels and Kleenex are being left behind. Since this was reported to many users, the cleanliness has improved significantly.

LANDSCAPING - Ron

- Trimming and pruning is progressing, getting ready for fall.
- The west side of the stream has been cleaned up.

- With the roofing project on going, the micro clover, and re-seeding lawns will be held over to spring when the roofs are done.

SAFETY AND SECURITY – Ashley

- No Report

IRRIGATION – Ron

- No Report

SOCIAL COMMITTEE

- Approximately 25 new residents attended the Newcomers event.
- Plans are underway for a number of SC events including the Halloween Pizza party and Halloween at the gate. Candy collection will start after thanksgiving. This year it was agreed that dogs should be left at home.

ADMINISTRATION

- No Report

PONDS AND FOUNTAINS – Ron

- No Report

RV LOT – Marilyn Thomas

- 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 or marilyn.thomas112@me.com.
- Fencing materials have been removed from the Windsor parkade to the RV lot.

ROOFING COMMITTEE – Paul K

The Townhouse Roof Replacement Project is proceeding on or near schedule. The flat roof replacement is ahead, sheet metal on schedule and slope roofing several days behind. The following is the update from the progress meeting held on October 17, 2024.

- Units 134-138, 213-216, 325-328, 329-334, & 313-318 are complete and ready for final inspection.
- Units 319-324 have flashing to install on two small upper flat roofs.
- Units 307-312 have skylights to install.
- Units 303-306, 297-302 have skylights, siding and chimney trim to install.
- Units 291-296 have siding, chimney trim and gutters to install.
- Units 285-290 have skylights, siding, chimney trim and sheet metal to install.
- Units 279-284, 273-278 & 267-272 have skylights, siding, chimney trim, sheet metal and gutters to install.
- The slope crew is currently on Units 263-266 and are approximately 50% complete.
- Flat roofs are done on Units 210-212 and Units 237-242 are having the flat roofs started at this time.

Residents are reminded to read the notices issued by Mack Kirk so that they know when the crews will begin work on their townhouse roofs. It is also advisable to reread the start-up notice as this document explains the contractor's and residents' responsibilities.

We have been informed that some owners are ignoring the traffic and construction signage that is posted on either side of the work zone. Despite the road closure signage and alternate roads to enter/exit the complex, owners are repeatedly driving into the work zone and, on a number of occasions, hitting the contractor's equipment and causing damage to their own vehicles. The contractor is not responsible for any resulting damage. Owners within the work zone who need to use their vehicles during work hours, should move their vehicles prior to the onset of the work so they have safe access. If short notice or emergency vehicle use is required, owners are asked to contact the site foreman who will do his best to accommodate owners' requests.

Mack Kirk has also raised a concern about how the air intake and exhaust piping has been installed for some of the new high efficiency furnace/hot water tank installations. Many of the roof penetrations do not allow for the roofer to make them watertight. Consequently, some of these penetrations will need to be split which will require

the service of an HVAC contractor. The project manager will do an inventory to determine the extent of the issue. Council will investigate options to minimize the cost to the effected owners.

The contractor has also noted that we are experiencing an unusually high number of claims for tire damage for a project of our size. Owners are advised that they must show direct proof between the tire damage and the roofing fasteners (i.e. nails) that they believe caused the damage. This proof includes the nail(s) or a picture thereof and pictures of the nail(s) in the tire. While Mack Kirk acknowledged they must do better clean-up of the site, the contractor will not accept claims without proper documentation.

The contractor is affecting repairs to a number of window screens that have been damaged. The contractor is aware of the need to refrain from parking crew vehicles in visitor parking spots and on road ways. Mack Kirk did clear as many visitor parking spots as possible for the long Thanksgiving weekend.

Mack Kirk submitted their third progress billing on October 1st, bringing the total value of work completed to date to \$1,400,351 (excluding GST). The customary 10% holdback has been retained from this amount pending final inspection.

The contractor is also maintaining a list of the additional materials that have been consumed on the project. These materials will be billed at the contract rate and include fascia and trim boards, structural lumber and plywood sheathing. The quantity of materials used to date has not been significant. However, the crews have recently identified several instances where the original roof framing will not allow for the installation of replacement shingles according to the manufacturer's specifications. In these areas new framing materials were required to build up the roof surface. The cost of these repairs will be charged to the project contingency. As noted previously the approved project contingency is \$541,000.

Phoenix has produced in excess of 40 inspection reports to date and maintains a carry forward list of any outstanding issues. To date we have been billed \$37,126 for project management and inspection services out of a total budget of \$260,000. The project manager will perform a final inspection on each block when all the work is complete. As noted above, five blocks are ready for final inspection.

ROOF COMPLAINT Information

Phoenix Roof Consultants and Mack Kirk would prefer all questions/concerns to come via email so we have a record of issues – 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 there 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 "Chelsea Gardens" when calling.
3. Contact Phoenix Roof Consultants at 604-317-3786.

INVESTMENT COMMITTEE – Paul K

- No Report

EMERGENCY PREPAREDNESS – Paul K

Condo Evacuation Exercise

- Recently, the annual evacuation exercises were held for the Mayfair (Monday, October 21st) and the Windsor (Thursday, October 24th). The evacuation exercise for the Kensington is in the planning phase and will be scheduled for the near future. The Mayfair and Windsor exercises ran very smoothly with a

good turnout by residents. Debriefing sessions were held following the exercises to review the results and identify opportunities for improvement. The Emergency Preparedness Program Leadership Team want to thank residents and the volunteer Building and Floor Captains for their participation. These exercises are essential to prepare residents in how to best respond to real emergency situations.

- The Emergency Preparedness Program is asking for more volunteers to fill some vacancies in the Floor Captain roles.

PEST COMMITTEE – Paul D

- Marie Steen is the points person for pest control inquiries. Thank you, Marie for taking on this responsibility.
- Marie Steen can be reached at (mariefostvelt@gmail.com). Inquiries for pest control can go to jesse@crpm.ca and Don or Val. These will be forwarded to Marie for scheduling with Orkin.
- The cockroach situation is improving in the Kensington, however there are still sightings. Marie will coordinate with Orkin on the next steps towards the extermination of these pests.
- It was noted that the bottle and can collection area in the Kensington elevator room could be a potential breeding ground for the cockroach problem. This is not acceptable. Storing the collection in the Kensington parking garage is the recommendation of both Council and the Pest Committee. Moreover, the empty bottles and cans must be rinsed so as not to attract pests.
- Council requests to have Orkin come to assess the skunk situation and provide the recommendations. Council requests that the den be closed up which will lead to the skunk being relocated, which may be in Chelsea Gardens. If the pest company acknowledges that any work would be in humane to the skunk and any babies, the Council will take the advice of the pest control professional on the next steps required.

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

Unit Plumbing Problem from Insurance Claim – A units' plumbing does not have cold water going to their laundry water supply. This was discovered after plumbing repairs were done due to a water leak claim. Council reviewed the extra work involved. It was **MOVED, SECONDED and CARRIED** to approve the work to restore the cold-water supply to the laundry.

Tree Concern SE Corner of Clubhouse – McConkey has been requested to price quote the removal of the leaning tree.

Parkade Sprinkler Winterization – Council is waiting for a quote for the sprinkler winterization.

Gutter Issue – Council is investigating a gutter issue at a townhouse unit.

Flu and COVID Shots – Somerset Pharmacy will be on site October 30th, November 1st and November 8th from 11:00AM – 3:00PM to administer vaccines to those who have signed up. A fourth day may be scheduled, but Somerset will need to confirm their supply of vaccines prior to verifying this.

Pool Vacuum – It was **MOVED, SECONDED and CARRIED** to approve purchasing a new pool vacuum.

Privacy Fences – Discussion on the privacy fences was tabled.

Clubhouse Fob Upgrade Quote – Council reviewed a quote to upgrade the fob system for the clubhouse. The cost is significant and Council will no longer pursue this.

City Drawings – Crossroads will investigate obtaining more organized building drawings for Chelsea Gardens.

Horizontal and Vertical Drain Cleaning – It was **MOVED, SECONDED and CARRIED** to approve the horizontal and vertical drain cleaning for the plumbing system of the apartment buildings.

Irrigation Backflow Quotes – It was **MOVED, SECONDED and CARRIED** to approve the replacement of the irrigation box main shut-offs and to replace the entire backflow assembly. This will be completed by Crush.

Front Entrance Report – Council reviewed a report for the remediation of the front entrance structure. This will be investigated further to see what our options are moving forward.

Gutter Cleaning – Council will ask the consultants what their recommendation is for the gutter cleaning this season.

Boiler/Furnace Replacement Venting – It is noted that boiler and furnace replacements require new venting for the systems. It was noted by the roofing company that several installs throughout the complex were not done properly. Unfortunately, the installation isn't the best from a roofing point of view, as there is no way to remove the old B. Vent flashing or to install the new one. This is the easiest way for the contractors to install high efficiency appliances as they just run the pipe through the existing hole in the roof of the B. Vent. These pipes need to be separated, and the B. Vent eliminated, in order to properly install roofing around them. The roofing company has found a solution to work around this that costs roughly \$450 per unit. This must be done for the roof installation. It was **MOVED, SECONDED and CARRIED** to approve the extra work required due to these alterations. Council will further discuss if the costs will be charged back to the individual units that made the alterations.

ADJOURNMENT

The meeting was adjourned at 4:55 PM
The next Council meeting is Tuesday, November 26, 2024.



OCTOBER 2024

TIPS FOR CONDOMINIUM AND TOWNHOUSE EVACUATIONS

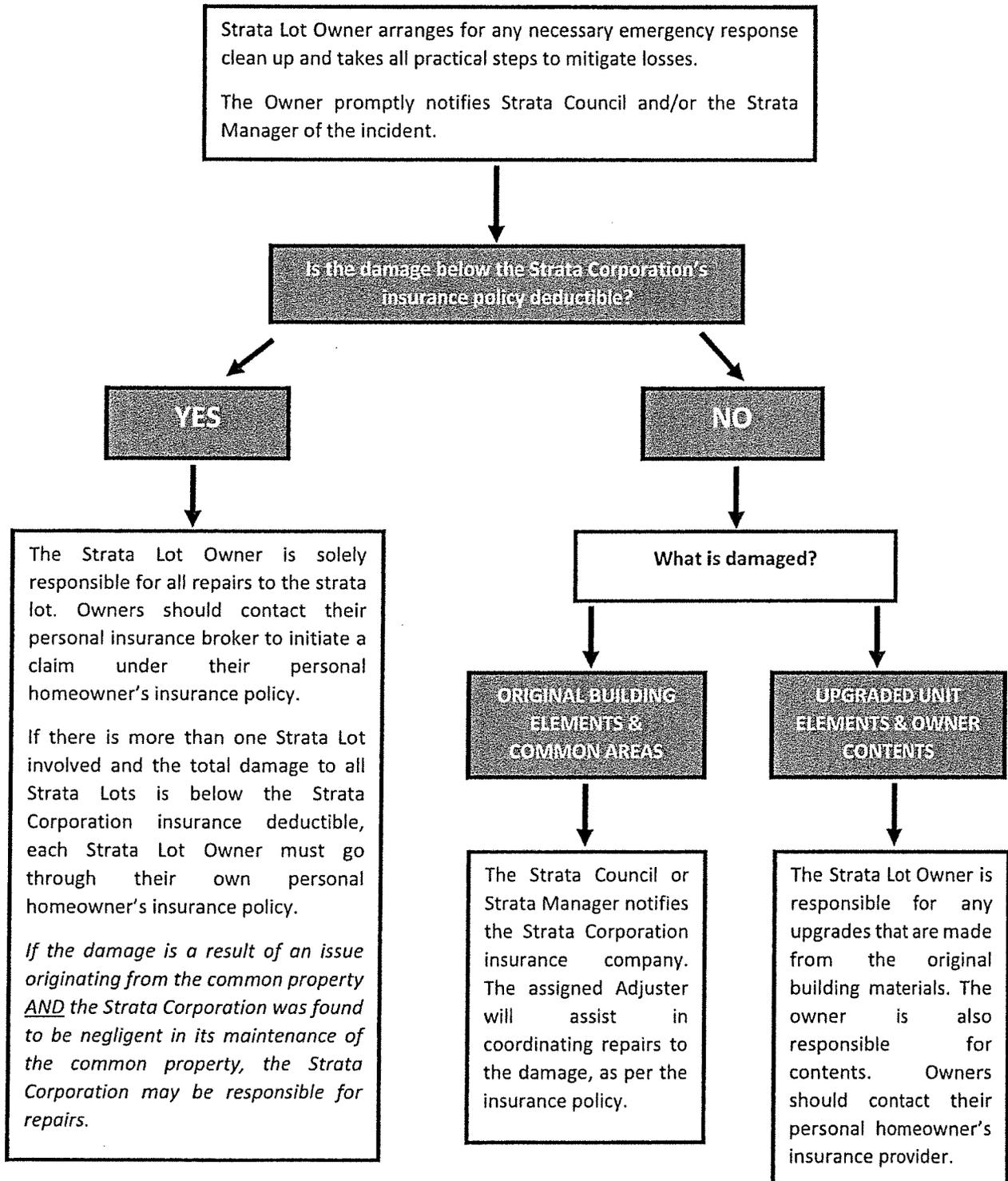
- ✓ **Know who your Floor and Building Captains, or your Townhouse Zone Captains, are**
- ✓ **Know where your Emergency Meeting Place is located**
- ✓ **Refresh your knowledge on the use of the door magnets in an emergency**
- ✓ **If you think you will need assistance, inform your Floor Captain or Townhouse Zone Captain in advance**
- ✓ **Have a personal grab-n-go kit handy to take with you when you evacuate (in the case of a fire, you may not be able to return for several days or longer)**
- ✓ **If you cannot evacuate, go onto the patio or balcony and await assistance, or place an OK or HELP sign in the window most visible from the ground**
- ✓ **When evacuating, place the appropriate (either the Orange or the Green) decal on the outside of your entrance door – not both!**
- ✓ **Go out the nearest usable exit (DO NOT USE ELEVATOR!), proceed to the Emergency Meeting Place, and report to your Floor Captain or Townhouse Zone Captain**
- ✓ **If you have a pet with you, proceed to the area designated for Pet Owners by the Building or Zone Captain, and await arrival of your Floor/Zone Captain**
- ✓ **Do not re-enter the building until the “All Clear” is announced by the Building or Townhouse Zone Captain**

DID YOU KNOW?

It is good to have, and know how to use, an easily accessible hand-held fire extinguisher in or near your kitchen area. These extinguishers are not expensive – about \$50 or less, and may help to avoid potentially devastating losses due fire and water damage by preventing a very small fire from expanding into a larger, uncontrolled one.

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.

DAMAGE OR LOSS WITHIN YOUR STRATA LOT



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

Page 1
10/16/2024
2:31 PM

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

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

ASSETS

1025-0000	Bank - Westminster - Contingency	2,828,503.50
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>3,975,694.92</u>

LIABILITIES

2010-0000	Accounts Payable	23,379.02
2012-2500	Accrued Expenses	4,435.87
	TOTAL LIABILITIES	<u>27,814.89</u>

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	3,468,550.67
3510-0000	Net Income - Current Year	479,329.36
	TOTAL OWNERS' EQUITY	<u>3,947,880.03</u>
	TOTAL LIABILITIES AND EQUITY	<u>3,975,694.92</u>

DATE: Oct. 16/2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
September 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	147,257.25	147,257.25	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	320,374.25	320,374.25	0.00	549,213.00
	TOTAL	66,804.50	66,804.50	0.00	467,631.50	467,631.50	0.00	801,654.00
4031-0000	Interest Income	11,545.76	0.00	11,545.76	85,285.04	0.00	85,285.04	0.00
	TOTAL	11,545.76	0.00	11,545.76	85,285.04	0.00	85,285.04	0.00
	TOTAL INCOME	78,350.26	66,804.50	11,545.76	552,916.54	467,631.50	85,285.04	801,654.00
TOWNHOUSE EXPENSES								
6342-2024	2024 Townhouse Envelope Repairs	4,475.18	7,083.33	2,608.15	36,822.18	49,583.31	12,761.13	85,000.00
	TOTAL OPERATING EXPS. - T.H.	4,475.18	7,083.33	2,608.15	36,822.18	49,583.31	12,761.13	85,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6425-2024	Tree Risk Assessment & Remediation	9,030.00	1,666.67	-7,363.33	17,745.00	11,666.69	-6,078.31	20,000.00
	TOTAL LANDS. & GROUNDS	9,030.00	1,666.67	-7,363.33	17,745.00	11,666.69	-6,078.31	20,000.00
REPAIR & MAINTENANCE- GENERAL								
6512-2024	Electrical Planning Report	12,075.00	3,333.33	-8,741.67	12,075.00	23,333.31	11,258.31	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.	12,075.00	3,333.33	-8,741.67	12,825.00	23,333.31	10,508.31	40,000.00
RV LOT EXPENSES								
6640-2024	RV Lot - Painting	0.00	516.25	516.25	6,195.00	3,613.75	-2,581.25	6,195.00
	TOTAL OPERATING EXPS-RV LOT	0.00	516.25	516.25	6,195.00	3,613.75	-2,581.25	6,195.00
ADMINISTRATION								
6968-0000	Depreciation Report	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
	TOTAL ADMINISTRATION EXPENSES	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
	TOTAL COMMON EXPENSES	21,105.00	6,349.58	-14,755.42	36,765.00	44,447.06	7,682.06	76,195.00
	TOTAL EXPENSES	25,580.18	13,432.91	-12,147.27	73,587.18	94,030.37	20,443.19	161,195.00
	NET INCOME (LOSS)	52,770.08	53,371.59	-601.51	479,329.36	373,601.13	105,728.23	640,459.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
September 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	160,028.48
1025-0120	Bank - Roof Replacement	402,705.90
1025-0121	Bank - Roofing Levy Holdback	92,260.34
1027-0000	Bank - Water Surcharge	75,207.37
1028-1300	Bank - Golf Tournament Funds	3,522.76
1029-0000	Bank - Apt Utilities	62,839.27
1030-0000	Bank - Exercise Room	1,376.35
1040-0000	Bank - Social Committee	6,509.71
1200-0000	Prepaid Insurance	110,264.78
1300-0000	Accounts Receivable	17,627.12
1301-0002	A/R - Roof Replacement	1,209,093.50
	TOTAL ASSETS	2,141,652.93

LIABILITIES

2010-0000	Accounts Payable	19,100.79
2012-2500	Accrued Expenses	0.00
2014-0000	Accrued Water & Sewer	57,156.36
2017-0000	Social Committee Fund	6,509.71
2018-0000	Exercise Room	1,376.35
2019-0000	Golf Tournament Fund	3,522.76
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	5,581.18
2250-0000	Pre-Paid Fees	65.62
	TOTAL LIABILITIES	93,612.77

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,571,528.53
3479-0018	Roof Replacement Expenses	-959,729.13
3479-0019	Roof Replacement Holdback	92,260.34
3479-0020	ROOF REPLACEMENT TOTAL	1,704,059.74
3500-0000	Net Income - Prior Years	84,197.09
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	186,836.55
3510-2000	Net Income - Utilities	58,333.27

DATE: Oct. 16/2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

3510-3000

Net Income - Water & Sewer
TOTAL OWNERS' EQUITY
TOTAL LIABILITIES AND EQUITY

18,051.01
2,048,040.16
2,141,652.93

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

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-0000	Strata Fees	71,063.77	71,063.92	-0.15	497,447.89	497,447.44	0.45	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-147,257.25	-147,257.25	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	656.00	625.00	31.00	4,467.00	4,375.00	92.00	7,500.00
4022-0000	Move in/out	400.00	83.33	316.67	2,800.00	583.31	2,216.69	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.25	6,290.25	0.00	44,031.75	44,031.75	0.00	75,483.03
	TOTAL	57,373.27	57,025.75	347.52	401,489.39	399,180.25	2,309.14	684,309.03
4030-0000	Strata Fees	133,713.33	133,713.33	0.00	935,993.31	935,993.31	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-320,374.25	-320,374.25	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.26	8,597.26	0.00	60,180.82	60,180.82	0.00	103,167.16
	TOTAL	96,542.84	96,542.84	0.00	675,799.88	675,799.88	0.00	1,158,514.16
OTHER								
4040-0000	Rental - Fireside Lounge	50.00	83.33	-33.33	600.00	583.31	16.69	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	2,250.00	750.00	1,500.00	7,850.00	5,250.00	2,600.00	9,000.00
4055-0000	R.V. Parking	1,000.00	750.00	250.00	7,000.00	5,250.00	1,750.00	9,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4061-0000	Bylaw Fines	0.00	0.00	0.00	-100.00	0.00	-100.00	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	792.99	624.98	168.01	7,042.71	4,374.86	2,667.85	7,499.81
4066-0000	Remote Control Sale	280.00	200.00	80.00	1,845.00	1,400.00	445.00	2,400.00
4084-0000	Keys	0.00	0.00	0.00	10.00	0.00	10.00	0.00
	TOTAL OTHER	4,972.99	3,008.31	1,964.68	28,482.71	21,058.17	7,424.54	36,099.81
	TOTAL INCOME	158,889.10	156,576.90	2,312.20	1,105,771.98	1,096,038.30	9,733.68	1,878,923.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,340.24	2,500.00	159.76	14,877.24	17,500.00	2,622.76	30,000.00
6208-0000	Building Maint. - Apartments	1,171.32	5,000.00	3,828.68	24,287.36	35,000.00	10,712.64	60,000.00
6215-0000	Equipment Maint.-Apartments	3,075.89	6,666.67	3,590.78	25,158.95	46,666.69	21,507.74	80,000.00
6268-0050	Elevator Maint. - Apartments	1,399.75	1,875.00	475.25	10,200.29	13,125.00	2,924.71	22,500.00
6275-0000	Gate & Door Maint. - Apartment	1,517.25	583.33	-933.92	2,536.83	4,083.31	1,546.48	7,000.00
6279-0000	Garbage Pick-up - Apts.	1,027.17	2,250.00	1,222.83	15,086.28	15,750.00	663.72	27,000.00
	TOTAL EXPS. BEFORE UTILITIES	10,531.62	18,875.00	8,343.38	92,146.95	132,125.00	39,978.05	226,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	3,036.26	7,500.00	4,463.74	14,363.95	52,500.00	38,136.05	90,000.00
6320-0000	Garbage Pick-up - Townhomes	5,809.18	6,041.67	232.49	45,354.95	42,291.69	-3,063.26	72,500.00
	TOTAL OPERATING EXPS. - T.H.	8,845.44	13,541.67	4,696.23	59,718.90	94,791.69	35,072.79	162,500.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,500.00	430.00	98,490.00	101,500.00	3,010.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	821.63	1,666.67	845.04	836.63	11,666.69	10,830.06	20,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	1,083.33	1,083.33	3,917.48	7,583.31	3,665.83	13,000.00
6440-0000	Irrigation System	0.00	333.33	333.33	168.00	2,333.31	2,165.31	4,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	14,000.00	14,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	14,891.63	19,583.33	4,691.70	103,412.11	137,083.31	33,671.20	235,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	2,626.10	4,166.67	1,540.57	18,415.02	29,166.69	10,751.67	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	55.00	1,458.33	1,403.33	7,161.59	10,208.31	3,046.72	17,500.00
6520-0000	Supplies Equipment - Common	520.95	1,000.00	479.05	5,263.80	7,000.00	1,736.20	12,000.00
6525-0000	Supplies Maintenance-Common	76.31	250.00	173.69	936.44	1,750.00	813.56	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	291.69	291.69	500.00
6535-0000	Enterphone and Security	677.68	791.67	113.99	1,379.85	5,541.69	4,161.84	9,500.00
6560-0000	Gate Repair & Maint. - Common	-43.04	500.00	543.04	2,571.93	3,500.00	928.07	6,000.00
6565-0000	Pest Control - Common	3,064.80	1,666.67	-1,398.13	7,966.60	11,666.69	3,700.09	20,000.00
	TOTAL REPAIR & MAINT.	6,977.80	9,875.01	2,897.21	43,695.23	69,125.07	25,429.84	118,500.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
UTILITIES								
6576-0000	Electricity	123.00	200.00	77.00	1,009.00	1,400.00	391.00	2,400.00
6577-0000	Electricity Ponds - Common	413.00	466.67	53.67	2,776.00	3,266.69	490.69	5,600.00
6580-0000	Electricity Stream - Common	515.00	733.33	218.33	3,605.00	5,133.31	1,528.31	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	666.40	875.00	208.60	1,500.00
	TOTAL UTILITIES	1,146.20	1,525.00	378.80	8,056.40	10,675.00	2,618.60	18,300.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	43.65	875.00	831.35	1,500.00
6690-0000	Electricity - RV Lot	65.00	79.17	14.17	475.00	554.19	79.19	950.00
	TOTAL OPERATING EXPS-RV LOT	65.00	204.17	139.17	518.65	1,429.19	910.54	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	942.51	750.00	-192.51	2,267.03	5,250.00	2,982.97	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	347.25	2,083.33	1,736.08	7,218.94	14,583.31	7,364.37	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	180.00	183.33	3.33	820.00	1,283.31	463.31	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	1,233.86	7,000.00	5,766.14	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	780.00	750.00	-30.00	7,721.61	5,250.00	-2,471.61	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	662.05	458.33	-203.72	3,693.67	3,208.31	-485.36	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	0.00	208.33	208.33	1,077.35	1,458.31	380.96	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	11,613.00	14,000.00	2,387.00	24,000.00
6765-0000	Gas - Rec. Centre	1,199.78	2,000.00	800.22	7,820.46	14,000.00	6,179.54	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	5,770.59	9,599.98	3,829.39	43,465.92	67,199.86	23,733.94	115,200.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,208.34	5,416.67	208.33	35,256.50	37,916.69	2,660.19	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	8,932.70	11,375.00	2,442.30	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,881.60	1,833.33	-48.27	11,961.60	12,833.31	871.71	22,000.00
6875-0000	Payroll Costs	920.60	1,000.00	79.40	6,933.61	7,000.00	66.39	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	583.31	530.81	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	9,286.64	9,958.33	671.69	63,136.91	69,708.31	6,571.40	119,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	100.00	100.00	33.58	700.00	666.42	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	525.00	373.68	900.00
6920-0000	Telephone & Cable - Office	327.88	333.33	5.45	2,264.55	2,333.31	68.76	4,000.00
	TOTAL OFFICE EXPENSES	327.88	508.33	180.45	2,449.45	3,558.31	1,108.86	6,100.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	500.00	500.00	7,141.68	3,500.00	-3,641.68	6,000.00
6975-0000	Council Expenses - Admin.	300.00	291.67	-8.33	375.00	2,041.69	1,666.69	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	498.75	2,625.00	2,126.25	4,500.00
6984-0000	Postage and Printing	1,361.59	1,000.00	-361.59	6,855.12	7,000.00	144.88	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	116.69	116.69	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	423,474.31	423,474.31	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	9,599.45	14,651.56	5,052.11	25,117.00
7000-0000	Management Fees	7,408.34	7,500.00	91.66	51,858.38	52,500.00	641.62	90,000.00
7000-1000	Strata Management- Extras	0.00	0.00	0.00	567.00	0.00	-567.00	0.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	546.00	379.19	-166.81	650.00
7020-0000	Security - Admin.	210.00	166.67	-43.33	210.00	1,166.69	956.69	2,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	813.37	1,750.00	936.63	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	85.00	87.50	2.50	150.00
7030-0000	Strata Web Site	23.50	33.33	9.83	79.52	233.31	153.79	400.00
7050-0000	Miscellaneous	0.00	0.00	0.00	1.38	0.00	-1.38	0.00
7051-0000	Statutory Financial Review	0.00	116.67	116.67	229.95	816.69	586.74	1,400.00
	TOTAL ADMINISTRATION EXPENSES	71,184.11	72,906.09	1,721.98	502,334.91	510,342.63	8,007.72	874,873.00
	TOTAL COMMON EXPENSES	109,649.85	124,160.24	14,510.39	767,069.58	869,121.68	102,052.10	1,489,923.00
	TOTAL EXPENSES	129,026.91	156,576.91	27,550.00	918,935.43	1,096,038.37	177,102.94	1,878,923.00
	NET INCOME (LOSS)	29,862.19	-0.01	29,862.20	186,836.55	-0.07	186,836.62	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,860.08	13,860.08	0.00	97,020.56	97,020.56	0.00	166,321.00
9262-0000	Utilities Interest Income	256.94	100.00	156.94	1,726.24	700.00	1,026.24	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	14,117.02	13,960.08	156.94	140,725.76	139,699.52	1,026.24	209,500.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,376.00	2,916.67	540.67	17,424.00	20,416.69	2,992.69	35,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9365-0000 Electricity Windsor	1,645.00	1,875.00	230.00	11,515.00	13,125.00	1,610.00	22,500.00
TOTAL ELECTRICITY - APART.	4,021.00	4,791.67	770.67	28,939.00	33,541.69	4,602.69	57,500.00
GAS - APARTMENTS							
9410-0000 Gas - Mayfair	1,031.22	2,666.67	1,635.45	11,893.44	18,666.69	6,773.25	32,000.00
9420-0000 Gas - Kensington	1,846.11	5,000.00	3,153.89	21,470.20	35,000.00	13,529.80	60,000.00
9430-0000 Gas - Windsor	1,628.67	5,000.00	3,371.33	20,089.85	35,000.00	14,910.15	60,000.00
TOTAL GAS - APARTMENTS	4,506.00	12,666.67	8,160.67	53,453.49	88,666.69	35,213.20	152,000.00
TOTAL UTILITIES - APARTMENT	8,527.00	17,458.34	8,931.34	82,392.49	122,208.38	39,815.89	209,500.00
NET INCOME (LOSS) UTILITIES	5,590.02	-3,498.26	9,088.28	58,333.27	17,491.14	40,842.13	0.00
REVENUE - WATER INCOME							
9650-0000 Water - Apartments	7,494.40	7,494.40	0.00	52,460.80	52,460.80	0.00	89,932.80
9700-0000 Water - Townhouses	10,960.56	10,960.56	0.00	76,723.92	76,723.92	0.00	131,526.72
9725-0000 Water - Interest Income	306.78	150.00	156.78	2,155.65	1,050.00	1,105.65	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	18,761.74	18,604.96	156.78	136,706.34	135,600.69	1,105.65	228,625.49
WATER EXPENSE							
9850-0000 Water Usage	19,052.12	19,052.12	0.00	118,655.33	133,364.84	14,709.51	228,625.49
TOTAL WATER	19,052.12	19,052.12	0.00	118,655.33	133,364.84	14,709.51	228,625.49
NET INCOME (LOSS) WATER	-290.38	-447.16	156.78	18,051.01	2,235.85	15,815.16	0.00



NOVEMBER

Chelsea Gardens Events Calendar

Calendar sponsored by the Chelsea Gardens' Social Committee 2024

UPCOMING EVENTS AT A GLANCE

Nov 15
Potluck
(watch for poster)

Nov 17
Movie Night
@ 7:00

SUN	MON	TUE	WED	THU	FRI	SAT
					1 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB	2
3	4 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	5 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	6 Coffee 9:15 am Poker 6:00 Whist 7:00	7 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	8 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	9
10	11 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	12 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	13 Coffee 9:15 am Poker 6:00 Whist 7:00	14 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	15 Osteo 9:00 Chair Yoga 9:30 Potluck (watch for poster)	16
17 MOVIE NIGHT 7:00 pm	18 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	19 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	20 Coffee 9:15 am Poker 6:00 Whist 7:00	21 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	22 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	23
24	25 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	26 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	27 Coffee 9:15 am Poker 6:00 Whist 7:00	28 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	29 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	30