

CHELSEA GARDENS₁ - LMS 1416

www.chelseastrata.com

E-Mail: ross@crpm.ca or chelseacouncil@crpm.ca

COUNCIL MEETING MINUTES – TUESDAY, MARCH 21, 2017 – 1:00 PM CLUBHOUSE LIBRARY

STRATA COUNCIL - 2016/2017

PRESIDENT

Zenon Jalbert – TH-202

VICE-PRESIDENT

Bernice Hutton - TH-149

SECRETARY

Bob Hurley - W-122

TREASURER

Victor Monasch- T153

COUNCIL MEMBERS AT LARGE

Garry Kirkland - K-405

Gordon Yamashita - K202

Charlie Sweet – W227

LANDSCAPING/SECURITY

Charlie Sweet-W227

MAINTENANCE/LIAISONS

Garry Kirkland - Townhouses
Gordon Yamashita – Apartments

SOCIAL LIAISON

Bob Hurley

RV COMMITTEE LIAISON

Gordon Yamashita

APARTMENT LIAISON

Gordon Yamashita

TOWNHOME LIAISON/MAINTENANCE

Garry Kirkland

CLUBHOUSE EXERCISE ROOM/WORKSHOP

/BRING FORWARD

Zenon Jalbert

FOUNTAINS/PONDS

Bob Hurley

CLUBHOUSE OFFICE

Valerie Morris

M, TU, TH, and F - 11:00 ARE to Noon

Guest suite booking and Keys

CARETAKERS

(7:00 ARE-3:00 PM-Monday-Friday)

John Unger - (604) 834-4578

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

Nights/weekends – Valerie Morris

(604) 834-4578

STRATA MANAGERS

Ross Ruddick

Jesse Train

E-Mail: ross@crpm.ca

jesse@crpm.ca

CROSSROADS MANAGEMENT LTD.

1011, 7445 132ND STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

EMERGENCY CONTACT

24 HOUR SERVICE (778) 578-4445

****MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED****

ATTENDANCE:

Bernice Hutton

Victor Monasch

Zenon Jalbert

Charlie Sweet

Bob Hurley

Garry Kirkland

REGRETS

Gordon Yamashita

Ross Ruddick, Strata Manager

Jesse Train, Strata Manager

(1) CALL TO ORDER

The meeting was called to order at 1:00 PM by Zenon Jalbert, President and a quorum being present.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the February 21, 2017 council meeting as circulated. **CARRIED**

(3) CARETAKER'S REPORT – FEBRUARY 2017

Caretaker report for March 2017

You will be pleased to know that I have stopped praying for snow and spring is on its way. Cleaning and getting rid of the winter grit will be the priority for the month to come. On that note I'd like to take the opportunity to thank Brian Coates for volunteering his services for assisting in the pressure washing of the Mayfair and Kensington Parkade as well as doing some minor repairs to the machine itself. Still have much to do but it's a start. Leaks in the town homes have subsided since the snow is gone and hopefully the units can be put together as quickly as possible.

The response in filling out the owner/emergency contact information has been very positive. Not only does this improve our continued look at security but, in cases of emergency, expedites the process of contacting friends or loved ones should the need arise. Also a reminder to make sure car doors are locked before leaving your vehicle. No matter how secure we make the site someone

hopping the fencing and walking through the complex is a reality.

Rodents have been seen lately. Do not dispose of them yourself. Please call me to come by and dispose of the carcass. With the work being done across the street to clean up the toxic dump, many have moved into the neighborhood. I'm still seeing food left out in various areas. Let's not make this a buffet for the prolific furry guests. Please secure your garbage and organic bins when left outside. The organics bins do have a locking latch that must be used otherwise crows will attempt to access it.

Water leaks in the condos have slowed down and now it is a matter of determining the most efficient and cost effective way of repairing the problem without too much interference to everyone's daily life. Painting estimates are also in to do the fencing and gate areas surrounding the complex. Washing of the town homes will commence shortly and a list of where they will start and the direction they will be working in printed and posted in the mail room.

The boosters in the parkade of the Kensington have been successful and cell service is now available in the underground. The Mayfair and Windsor will be next. If you have vehicles in the underground that are not in your designated spot please make sure proper rental arrangements have been made when parking in a rental spot. If there are rental spots being used Crossroads must be notified in order to keep records correct. A reminder that once you hear the smoke alarm start to beep give me a shout and I can come and replace the battery (s).

With spring here the, to do list, has just become longer but we shall persevere. Again thanks to Barry Miller, Charlie Sweet and Brian Coates for going above and beyond. Also a welcome to all the new owners that have moved in and fond fair well to those moving on to a new era in their lives.

John Unger March 2017

EVENING AND WEEKEND CARETAKERS REPORT

On the 10th of this month the Kensington fob system went down on Friday night around 6pm. I, with the help of one of the residents, propped open one of the garage gates for vehicle access. I could not see a problem with the system so I unplugged everything for two minutes and rebooted the system. This seemed to work and have had no problem since.

I have had several requests to have visitors parking passes made up for the complex so that we would know who car is parked in visitors and who they are visiting.

(4) FINANCIAL REPORT

The Financial Report ending February 28, 2017 was reviewed by the Treasurer. We finished the year off very well with a surplus of 95,350.45. It was **MOVED** and **SECONDED** to approve the financial statements ending February 28, 2017. **CARRIED**

Strata Fees, chargeback items and By-law fines are being reduced as CrossRoads pursues these. The Accounts receivable amounts are very low.

(5) **BUSINESS ARISING FROM THE MINUTES**

- a. **Entrance Bricks** – The weather has postponed this work as dry weather is required for the work to be completed properly. Once we have more consistent sunlight and less rain the work will be scheduled.
- b. **Trench between TH 152** – A trench will be dug manually to locate the blockage in the drain pipes. This work will be scheduled at the same time as the entrance bricks.
- c. **Pest Control Ants** – There are still many units with ant issues, John has marked down every unit that has concerns and will pass it on to the pest control company. Council has asked John to get the pest control company on top of any wasp problems as soon as possible; as we know this has been a major issue in the past.
- d. **Resolution Committee** – The committee met on Monday, March 6, 2017 to go over all the possible resolutions that will be presented at the AGM. These resolutions were all **MOVED** and **SECONDED** by Council at this meeting and will be stated later in New Business. **CARRIED**
- e. **Nomination Committee** – The nomination committee is now closed. All other nominations will be taken from the floor at the AGM.
- f. **Lighting Sensors** – This work is on going as the electrician has to coordinate with John. Please let John know if your sensor above your parking stall does not come on properly.
- g. **Windsor Elevator issues** – The Council has not had any recent correspondence about the elevator. Council would still like to warn owners of this tripping hazard and if it occurs to please contact the caretaker or a council member right away and if possible take pictures, mark the date and time down, what floor did it happen on, and send a letter with this explanation. Any information and documentation will help in solving this issue.
- h. **Boosters** – Another cell booster will be installed to allow for full cell service in the Kensington parking garage. Boosters for the Mayfair and Windsor will be discussed at the AGM.
- i. **Carpet Cleaning Quote** – Our current contract with ALPHA Carpet Cleaning ends in August. Council decided to finish the contract with ALPHA and switch to Service Master Clean once the contract has been terminated.
- j. **Irrigation Volunteers** – The Strata Manager has sourced out a reasonably priced and experienced contractor to head the irrigation project. The contractor will be working weekends and Council would like to call for volunteers to help him out. The volunteer aspect of this saves the Strata Corporation considerable funds and it is not a major commitment but is extremely important so we are calling, once again, for volunteers to step forward. This work is usually done the end of April and early May. Please let a member of Council, John Unger or the Strata Manager if you are interested in helping out.
- k. **Pool Table** – The pool table has been re-leveled and new cloth installed. Owners have been very happy with the job that has been done.

(6) CORRESPONDENCE

- An owner wrote wondering why we spent funds on snow removal and the council notes that the reason was to ensure that the Strata Corporation would not face liability for a failure to clear snow should there have been slips and falls.
- An owner wrote requesting greater clarity in the wording about contacting staff on the Strata cell phone. This has been changed under the Administration section of the minutes below.
- Council received correspondence about cooking smells between units. The owner was advised to contact Council members when this is occurring so that they can assess whether or not these smell would be considered to be unreasonable.
- An owner wrote to the Strata Manager regarding the left hand panel on the front page of the minutes and noted that one person, although listed, was not designated as a Council member. This has been corrected.
- An owner wrote wondering if they could have their driveway sealed after they have it pressure washed. Council granted has granted permission to do so but at the owner's expense.

(7) COMMITTEE REPORTS

- **APARTMENTS** – There was a temporary outage in the access control system for one building which caused the system to shut down. The weekend/evening caretaker was able to re-boot the system to get it up and running again. It is possible that the system needs to be upgraded as it is running out of space. Please call John Unger or a Council member when the Windsor elevator has any issues. If possible take photos/video and record the time, date and floor of the problem.
- **TOWNHOUSES** – Minimum repairs have been passed on to Jeff Morin to do. He has also indicated that there are about 70 units left on the spindle replacement project.
- **CLUBHOUSE** – Council would like to make sure owners that are using the workshop that they follow the procedures before and after use. This includes turning on the exhaust fan when entering and turning it off when exiting. The leak in the exercise room has been fixed and the drywall will be repaired shortly.
- **SAFETY AND SECURITY** – There has been no recent activity to report.

WHEN ENTERING OR EXITING THE COMPLEX OR ANY APARTMENT IT IS CRITICAL THAT YOU WAIT FOR THE GATE OR OVERHEAD DOOR TO FULLY CLOSE BEFORE PROCEEDING. CRIMINALS OFTEN FOLLOW VEHICLES ONTO THE PROPERTY OR INTO A PARKADE BECAUSE OWNERS ARE IMPATIENT AND UNWILLING TO WAIT. SAFETY AND SECURITY IS EVERYONE'S RESPONSIBILITY.

- **LANDSCAPING** – Please be advised that Chelsea Gardens, at the recommendation of Allen Brothers Landscaping and the strata council will be implementing an aggressive program of plant reduction and definition pruning. This will include the elimination and thinning of some plant material throughout the planted areas. This program will be carried out during the months of March through May.

This work is essential to provide plant health, security and plant definition. It is intended that plant material will be kept well away from the units and therefore there will be no replacements in those areas.

In other areas where plants have been removed there will be no replacement plantings at this time....other than grass seed/sod if necessary. Thank you for your cooperation

- **BY-LAWS** – Nothing to report
- **RV-LOT** – Nothing to report
- **ADMINISTRATION** – The Strata Cell phone is: 604-834-4578 and either John Unger or Val Morris will answer calls. The cell phone is not to be used for work order requests as these do need to be in writing. After business hours the Strata Call phone is to be used for emergencies only. Emergencies would be situations that require immediate attention so as to mitigate damages to property. The CrossRoads after hours call centre will also contact the Strata Manager at any time should there be an emergency.
- **SOCIAL COMMITTEE** – The Social committee obtained Council permission to install flagpole holders on the outside of the Clubhouse since they are planning a major celebration in honour of Canada's 150th birthday. The location was discussed at this meeting and a reliable contractor will be used to install the posts. The Social Committee proposed that they would buy commercial grade dishwashers for the pub and kitchen. A 220 volt connection needs to be installed for these dishwashers and a professional will install both the 220 connection and the dishwashers. All this will be done at the Social Committee's expense. The old dishwashers will be sold to the Social committee for minimum price and they will offer to sell them to the residents of Chelsea Gardens. Council would like to remind residents **NOT** to bring their own liquor when there is a cash bar. If you forget, you can put it in your mailbox or the Social Committee will be glad to hold it for you until the bar closes. The liquor licenses obtained by the Social Committee would be in jeopardy should an inspector find this major infraction.

See Attached Social Committee Minutes and Calendar at the back of these Minutes

8) NEW BUSINESS

- **Roadway Power Sweeping** – Due to the harsh winter we endured an accumulation of salt and sand were used to fight the icy roadways. Now that it is the start of Spring, we hope there is going to be no more snow. Valley Power Sweep has been contacted asked to provide a quote to have all the roadways throughout Chelsea to be cleaned.
- **Golf Tournament – August 20th** – The Golf Tournament has been scheduled for Sunday, August 20th 2017. This year we will be returning to staggered tee times as it does make the logistics and organizing much easier for the Strata Manager who organizes this event for Chelsea Gardens.

Trash or Treasure Day – Trash or Treasure day has been scheduled for Friday, June 9th, 2017. Please put your treasures out on Friday, June 9th, 2017 after 12 noon and the Trash will be picked up by AJM Disposal starting on Saturday, June-10th, 2017 in the early morning. A reminder that paint cans are not to be left outside until Saturday morning to remove any temptation to vandals. Posters will be placed in all buildings with more information.

- **Guest Suite Fans** – Council thought it would be a good idea to install mounted fans in the guest suites as they do get very hot in the summer. The Strata Manager will look into getting quotes on the install and purchase of these mounted fans.
- **AGM Package and Resolutions** – The draft of the AGM package and spending resolutions along with proposed bylaw amendments was reviewed by Council. All the spending and bylaw resolutions were **MOVED** and **SECONDED** to be included for this year's AGM. These are listed below in these minutes so that owners may review them. There will be greater detail in the AGM package itself. **CARRIED**
- **Operating Budget for 2017/2018** – The proposed operating budget was reviewed by Council and it was **MOVED** and **SECONDED** to propose this budget to the owners at the AGM. **CARRIED**

The Treasurer noted that the proposed increases to strata fees are very minimal with the highest percentage being 1.9%.

- **Pro Gas Plumbing and Heating** – Pro Gas has been cold calling owners in Chelsea Gardens saying that they have the contract to service all the units in Chelsea. **THIS IS NOT TRUE!** We do not recommend using these contractors as many owners have had issues with them. If you have used these contractors in the past and had terrible service please go to the Better Business Bureau site and give them a negative review.
- **Dryer Vents** – Council would like to remind owners to make sure they clean out their lint traps regularly after loads of laundry as too much lint can be a fire hazard if the dryer is overworked and overheats accordingly. Also keep in mind that if you have your dryer pushed in too close to the wall it could pinch the attached vent causing no air flow and a build up of excess lint, which is also a fire hazard. Please inspect and make sure this is not the case in your unit. We do plan on dryer vent cleaning in 2017.
- **Balconies** – Balconies are limited common property for the use and enjoyment of that unit. This makes it owner's responsibility to make sure their balcony is kept clean and tidy. Council is aware that the harsh weather this winter has made balconies extra dirty but wants owners to understand that it is still their responsibility to have their area clean. Owners are welcome to clean it up themselves or hire someone to clean it. It is not recommended to pressure wash your balcony as this could lead to water ingress.
- **AGM proposed Rules** - The Strata Manager met with both the resolution and RV committees and there were a series of recommendations from both committees to propose a number of new or amended rules to the Strata Council. Council discussed these recommendations and it was **MOVED** and **SECONDED** to pass or amend the following rules: **CARRIED**

Amend rule H 2 to now read:

2. An RV is defined as one of the following:

- (a) a motorhome, Class A, B or C. Towing dollies must be parked in the same stall as the motorhome.
- (b) a travel trailer (with a the designated vehicle to tow the trailer if space permits);
- (c) a boat and trailer that is designed for the transportation of the boat and that is not a utility trailer;

- (d) a fifth wheel trailer (with a the designated vehicle to tow the trailer if space permits);
- (e) a truck camper (and the pick-up truck if parked in the same spot or, if on blocks or supports, the pick-up truck must be underneath the camper);
- (f) a tent trailer.
- (g) utility trailers will be accommodated if space permits and they must be removed should that space be required by any of the other listed RV categories. The Strata Corporation will provide 30 days notice to vacate.

All RV's and vehicles parked in the RV lot must be operational and roadworthy and no derelict RV's or vehicles may be stored there. The Strata Corporation will not accept any liability for theft or damage to any item stored in the RV lot.

Amend rule H 4 to now read:

- 4. RV parking spots are to be allocated using the seniority RV waiting list maintained by Strata Corporation and the RV committee. The Strata Council, acting upon advise from the RV Committee, reserves the right to re-assign and re-allocate parking stalls to achieve more efficient assignments, ease of access or other reasons without regard to seniority provided that existing users are still provided a space.

Amend rule H 6 to now read:

- 6. Owners may trade parking spots with other RV owners providing that the Strata Council, acting upon advice from the RV committee, grants permission.

Amend rule H 9 to now read:

- 9. No allocated parking spot may be left unoccupied for longer than six (6) consecutive months without prior written approval of the Strata Council, acting upon the advice of the RV Committee. Every RV must be in the RV lot for a cumulative six (6) months out of twelve (12) months without written permission from the Strata Council, acting upon advice from the RV Committee. Regardless of whether or not an RV is in the RV lot, the monthly charges still apply.

Amend rule H 10 to now read:

- 10. The Strata Council, along with the RV committee will review the allocation of parking spots from time to time. The RV committee consists of a chairman, an appointed member of Strata council and up to six resident RV owners. The Strata Manager will be an ex-officio (non voting) member of the Committee. Should the RV Committee cease to function, the Strata Council will be the only authority administering the RV Lot until such time as a replacement committee is established.

Amend rule H 11 to now read:

- 11. Notwithstanding the provisions of Bylaw 37 (3), recreational vehicles may be parked temporarily on common property or limited common property for the purposes of loading or unloading, for no more than four (4) hours in a 24 hour period but not overnight. If adjacent driveways are to be blocked the RV owner is to attempt to contact all affected residents in advance so as to give them

an opportunity to move their vehicles. Regardless of this advance notice, should an affected resident require that the RV be moved to permit their vehicle to enter or leave the strata lot, the RV owner will promptly move the RV.

Amend the following two paragraphs to be numbered with no change in wording:

15. STRATA CORPORATION AFTER CONSULTATION WITH THE RV COMMITTEE MAY REFER THE RULES TO THE RV COMMITTEE FOR IMPLEMENTATION. THE RV COMMITTEE WILL REPORT ANY ACTION TO THE STRATA CORPORATION FOR RATIFICATION.
16. The Strata Corporation shall prepare and print a contract of use agreement for the use of the RV Lot which must be signed prior to the placement of any RV in the RV Lot.

Amend rule 4 F 1 to now read:

1. The Fireside Room and kitchen area are available to be rented on Saturdays or Sundays only, (and Christmas/Thanksgiving) by an owner, for their own personal exclusive use. In the case of bereavement only, the Fireside Lounge may be rented at other times if it is not already booked. The areas must not be used for commercial purposes. A rental fee of \$50.00 will be required to be paid, by the resident, to the Strata Corporation at the time of booking. Bookings for the month of December, if not cancelled thirty days prior to the event, are non-refundable.

Amend rule 4 G 1 to now read:

1. A rental fee of \$40.00 per night will be charged. Personal cheques are payable to "**STRATA PLAN LMS 1416**"...only cheques from residents will be accepted. Bookings for the month of December, if not cancelled thirty days prior to the rental, are non-refundable.

Introduce a new rule, to be numbered C. 3 (Recreational Facility other than Pool Area and Spa) was approved by the Council to read:

3. The Clubhouse and the various rooms within, such as the library, the Fireside Lounge and the upper card room may be reserved for organized Chelsea Gardens clubs and user groups. All clubs and user groups are to submit, by the end of August each year, their requests for the following calendar year. The requests are to include their average number of participants, the preferred day and time and duration of the activity and their preferred room. They should also submit a second choice of day, time and room. The Strata Council will then allocate the spots for the next calendar year. If there are conflicting requests, and should the clubs and user groups be unable to reach a mutual agreement to accommodate those conflicts, the Strata Council will be in a position to allocate spaces as they believe to be fair, including reducing the frequency of use to accommodate clubs and user groups on a seasonal basis or on an alternating week schedule.

- **AGM Package and Resolutions** – The Resolution committee met to discuss the proposed spending resolutions and bylaw resolutions for the upcoming AGM. Those were then brought to Council for approval and it was **MOVED** and **SECONDED** to include these resolutions in the AGM package. Below is

the list of spending resolutions and bylaw amendments approved by Council to go forward to the AGM as $\frac{3}{4}$ vote items for consideration by the owners. **CARRIED**

PROPOSED SPENDING RESOLUTIONS

3 / 4 VOTE "A" – TOWNHOUSE ENVELOPE REPAIRS – 2017 - \$75,000.00

3 / 4 VOTE "B" – CLUBHOUSE IMPROVEMENTS – 2017 - \$25,000.00

3 / 4 VOTE "C" – GARAGE DOORS – 2017 - \$20,000.00

3 / 4 VOTE "D" – MAYFAIR LOBBY/GARAGE ENTRY IMPROVEMENTS – 2017 - \$25,000.00

3 / 4 VOTE "E" – NEW STAIRWELL CARPETING – WINDSOR/KENSINGTON – 2017 - \$16,000.00

3 / 4 VOTE "F" – CLEAN, REPAIR AND REPAINT THE EXTERIOR PERIMETER WALLS – 2017 - \$25,000.00

3 / 4 VOTE "G" – KENSINGTON AND WINDSOR PIPE REPAIRS/REPLACEMENT – 2017 - \$70,000.00

3 / 4 VOTE "H" – TOWNHOUSE METAL TRIM AND GUTTER CLEANING AND BUILDING WASH - \$20,000.00

3 / 4 VOTE "I" – CELL PHONE BOOSTERS IN THE WINDSOR AND MAYFAIR UNDERGROUND - \$7,500.00

PROPOSED BYLAW CHANGES

3 / 4 VOTE "J" – ADD A BYLAW TO PREVENT ABUSE TO STAFF AND CONTRACTORS

3 (19) an owner, occupant or tenant shall not abuse or direct the Chelsea Gardens staff, Strata Managers or any contractor or the contractor's employees working at Chelsea Gardens.

3 / 4 VOTE "K" – BYLAW AMENDMENTS RELATED TO THE RV LOT

Replace bylaw 38 (1) with the following new wording:

38. (1) For the purposes of this bylaw a "recreational vehicle" shall be defined to be:

- (a) a motorhome, Class A, B or C. Towing dollies must be parked in the same stall as the motorhome.
- (b) a travel trailer (with a the designated vehicle to tow the trailer if space permits);
- (c) a boat and trailer that is designed for the transportation of the boat and that is not a utility trailer;
- (d) a fifth wheel trailer (with a the designated vehicle to tow the trailer if space permits);
- (e) a truck camper (and the pick-up truck if parked in the same spot or, if on blocks or supports, the pick-up truck must be underneath the camper);
- (f) a tent trailer.

(g) utility trailers will be accommodated if space permits and they must be removed should that space be required by any of the other listed RV categories. The Strata Corporation will provide 30 days notice to vacate.

The Strata Corporation accepts no responsibility for theft or damage to any item stored in the RV Lot

And to replace bylaw 38 (4) with the following new wording:

- (4) Notwithstanding the provisions of Bylaw 37 (3), recreational vehicles may be parked temporarily on common property or limited common property for the purposes of loading or unloading, for no more than four (4) hours in a 24 hour period but not overnight. If adjacent driveways are to be blocked the RV owner is to attempt to contact all affected residents in advance so as to give them an opportunity to move their vehicles. Regardless of this advance notice, should an affected resident require that the RV be moved to permit their vehicle to enter or leave the strata lot, the RV owner will promptly move the RV.

3 / 4 VOTE "L" –BYLAW AMENDMENTS

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that the bylaws that have been approved at the Annual General Meeting of April 25, 2017 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at the 2016 Annual General Meeting and that, following this consolidation into one complete set, that this set be filed with Land Titles and, in so doing, rescind and repeal all old sets of bylaws.

(9) ADJOURNMENT

- The meeting was adjourned at 3:35 PM.
- The next council meeting is Tuesday, April 18th, 2017 at 1:00 PM – Clubhouse library

Ross Ruddick and Jesse Train, Strata Managers - CrossRoads Management

Owners are advised that they should retain their printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years worth of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge.

**CrossRoads Management - EMERGENCY CONTACT
24 HOUR SERVICE -(778) 578-4445**

Calling afterhours for an emergency you will be asked to press "1". This takes you to our afterhours 24/7 call centre who will then contact the Strata Managers (or their back-up) at home or cell phone.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
February 2017
AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2017

Page 1
3/16/2017
12:47 PM

Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

ASSETS

1025-0000 Bank - Westminster - Contingency	353,490.98
1038-1058 Scotia GIC - 2.00% - May.27/17	100,000.00
1038-1090 WSCU GIC - 1.60% - Feb.16/18	100,000.00
1038-1099 WSCU GIC - 1.45% - Jun.22/17	100,000.00
1038-1102 WSCU GIC - 1.55% - Jul.27/17	200,000.00
1038-1124 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1125 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1126 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1127 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1128 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1136 WSCU GIC - 1.55% - Jan.26/18	300,000.00

TOTAL ASSETS

1,903,490.98

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	1,590,131.09
3510-0000 Net Income - Current Year	313,359.89

TOTAL OWNERS' EQUITY

1,903,490.98

TOTAL LIABILITIES AND EQUITY

1,903,490.98

Date: MAR. 16/17
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
February 2017
AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2017

Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8.

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-5000 Strata Fees - Apartment	10,837.83	10,837.87	-0.04	0.00	130,053.96	130,054.00	-0.04	0.00	130,054.00
4010-6000 Strata Fees - Townhome	23,578.83	23,578.87	-0.04	0.00	282,945.96	282,946.00	-0.04	0.00	282,946.00
TOTAL	34,416.66	34,416.74	-0.08	0.00	412,999.92	413,000.00	-0.08	0.00	413,000.00
4031-0000 Interest Income	1,933.25	0.00	1,933.25	0	32,797.87	0.00	32,797.87	0	0.00
4031-6000 Interest Income- Insur. L	321.79	0.00	321.79	0	3,861.04	0.00	3,861.04	0	0.00
TOTAL	2,255.04	0.00	2,255.04	0	36,658.91	0.00	36,658.91	0	0.00
TOTAL INCOME	36,671.70	34,416.74	2,254.96	6.55	449,658.83	413,000.00	36,658.83	8.88	413,000.00
6268-2016 2016 Elevator improvem	0.00	212.50	212.50	100.0	2,541.00	2,550.00	9.00	0.35	2,550.00
6281-2016 2016 Apartment cooling	0.00	2,083.37	2,083.37	100.0	0.00	25,000.00	25,000.00	100.0	25,000.00
TOTAL EXPS. BEFORE UTILITIES	0.00	2,295.87	2,295.87	100.0	2,541.00	27,550.00	25,009.00	90.78	27,550.00
TOWNHOUSE EXPENSES									
6342-2016 2016 Townhouse Envelo	6,032.74	4,583.37	-1,449.37	-31.62	46,185.25	55,000.00	8,814.75	16.03	55,000.00
6344-2016 2016 Doors and Window	0.00	833.37	833.37	100.0	10,636.50	10,000.00	-636.50	-6.37	10,000.00
6356-2016 2016 Townhouse metal t	0.00	1,250.00	1,250.00	100.0	0.00	15,000.00	15,000.00	100.0	15,000.00
TOTAL OPERATING EXPS. - T.H.	6,032.74	6,666.74	634.00	9.51	56,821.75	80,000.00	23,178.25	28.97	80,000.00
COMMON EXPENSES									
RECREATION CENTRE - COMMON									
6709-2016 2016 Clubhouse stampe	0.00	833.37	833.37	100.0	7,987.88	10,000.00	2,012.12	20.12	10,000.00
6710-2016 2016 Emergency Draina	0.00	0.00	0.00	0	8,872.50	0.00	-8,872.50	0	0.00
6711-2016 2016 New clubhouse blin	0.00	583.37	583.37	100.0	7,000.00	7,000.00	0.00	0.00	7,000.00
6712-2016 2016 Lighting retro-fit Cl	0.00	2,500.00	2,500.00	100.0	53,075.81	30,000.00	-23,075.81	-76.92	30,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,916.74	3,916.74	100.0	76,936.19	47,000.00	-29,936.19	-63.69	47,000.00
TOTAL COMMON EXPENSES	0.00	3,916.74	3,916.74	100.0	76,936.19	47,000.00	-29,936.19	-63.69	47,000.00
TOTAL EXPENSES	6,032.74	12,879.35	6,846.61	53.16	136,298.94	154,550.00	18,251.06	11.81	154,550.00
NET INCOME (LOSS)	30,638.96	21,537.39	9,101.57	42.26	313,359.89	258,450.00	54,909.89	21.25	258,450.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2017
AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2017

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Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	98,421.03
1027-0000 Bank - Water Surcharge	57,579.25
1028-1300 Bank - Golf Tournament Funds	979.14
1029-0000 Bank - Apt Utilities	20,469.81
1030-0000 Bank - Exercise Room	1,125.14
1040-0000 Bank - Social Committee	10,734.64
1205-0000 Prepaid Expenses	3,975.79
1220-0000 Caretaker Suite	74,305.56
1221-0003 Tree Restitution S/D - Due July 2017	200.00
1300-0000 Accounts Receivable	2,256.00
TOTAL ASSETS	<u><u>270,551.36</u></u>
LIABILITIES	
2010-0000 Accounts Payable	59,555.82
2017-0000 Social Committee Fund	10,734.64
2018-0000 Exercise Room	1,125.14
2019-0000 Golf Tournament Fund	979.14
2035-0000 Security Deposits	300.00
2170-0000 Vacation Payable	1,102.73
2250-0000 Pre-Paid Fees	865.64
TOTAL LIABILITIES	<u>74,663.11</u>
OWNERS' EQUITY	
3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	10,376.16
3510-0000 Net Income - Current Year	84,974.29
3510-2000 Net Income - Utilities	9,903.83
3510-3000 Net Income - Water & Sewer	16,328.41
TOTAL OWNERS' EQUITY	<u>195,888.25</u>
TOTAL LIABILITIES AND EQUITY	<u><u>270,551.36</u></u>

Date: MAR. 16/17
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2017

AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2017

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	38,808.03	39,149.37	-341.34	-0.87	465,696.36	469,792.00	-4,095.64	-0.87	469,792.00
4012-0000 CRF Strata Fees - Apart	-10,837.83	-10,837.87	0.04	0.00	-130,053.96	-130,054.00	0.04	0.00	-130,054.00
4015-0000 Parking & Scooter Parki	325.00	125.00	200.00	160.0	2,985.00	1,500.00	1,485.00	99.00	1,500.00
4022-0000 Move in/out	100.00	83.37	16.63	19.95	1,300.00	1,000.00	300.00	30.00	1,000.00
4025-0000 Prior Year Surplus (Defic	3,061.42	3,061.38	0.04	0.00	36,737.04	36,737.00	0.04	0.00	36,737.00
TOTAL	31,456.62	31,581.25	-124.63	-0.39	376,664.44	378,975.00	-2,310.56	-0.61	378,975.00
OTHER									
4030-0000 Strata Fees	71,395.75	71,395.75	0.00	0.00	856,749.00	856,749.00	0.00	0.00	856,749.00
4032-0000 CRF Strata Fees - Town	-23,578.83	-23,578.87	0.04	0.00	-282,945.96	-282,946.00	0.04	0.00	-282,946.00
4037-0000 Prior Year Surplus	4,780.42	4,780.38	0.04	0.00	57,365.04	57,365.00	0.04	0.00	57,365.00
TOTAL	52,597.34	52,597.26	0.08	0.00	631,168.08	631,168.00	0.08	0.00	631,168.00
OTHER									
4040-0000 Rental - Fireside Lounge	50.00	58.37	-8.37	-14.34	1,000.00	700.00	300.00	42.86	700.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	320.00	541.63	-221.63	-40.92	11,465.00	6,500.00	4,965.00	76.38	6,500.00
4055-0000 R.V. Parking	675.00	750.00	-75.00	-10.00	8,115.00	9,000.00	-885.00	-9.83	9,000.00
4060-0000 Miscellaneous	900.00	25.00	875.00	3,500.00	927.38	300.00	627.38	209.1	300.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	50.00	0.00	50.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	50.00	0.00	50.00	0	0.00
4065-0000 Interest Income	113.88	75.00	38.88	51.84	1,792.24	900.00	892.24	99.14	900.00
4066-0000 Remote Control Sale	270.00	0.00	270.00	0	1,758.00	0.00	1,758.00	0	0.00
4084-0000 Keys	0.00	0.00	0.00	0	74.00	0.00	74.00	0	0.00
TOTAL OTHER	2,928.88	2,050.00	878.88	42.87	32,431.62	24,600.00	7,831.62	31.84	24,600.00
TOTAL INCOME	86,982.84	86,228.51	754.33	0.87	1,040,264.14	1,034,743.00	5,521.14	0.53	1,034,743.00
TOWNHOUSE EXPENSES									
6030-0000 Apt Janitor/Contract Ser	1,250.00	1,513.00	263.00	17.38	15,000.00	18,156.00	3,156.00	17.38	18,156.00
6208-0000 Building Maint. - Apartm	168.00	3,647.88	3,479.88	95.39	31,619.42	43,775.00	12,155.58	27.77	43,775.00
6215-0000 Equipment Maint.-Apart	-129.16	3,605.00	3,734.16	103.5	41,862.87	43,260.00	1,397.13	3.23	43,260.00
6268-0050 Elevator Maint. - Apartm	1,113.36	901.25	-212.11	-23.54	13,863.79	10,815.00	-3,048.79	-28.19	10,815.00
6275-0000 Gate & Door Maint. - Ap	3,901.33	334.75	-3,566.58	-1,065	8,387.44	4,017.00	-4,370.44	-108.8	4,017.00
6279-0000 Garbage Pick-up - Apts.	1,224.21	1,505.87	281.66	18.70	18,075.94	18,070.00	-5.94	-0.03	18,070.00
TOTAL EXPS. BEFORE UTILITIES	7,527.74	11,507.75	3,980.01	34.59	128,809.46	138,093.00	9,283.54	6.72	138,093.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	10,500.00	11,046.75	546.75	4.95	126,000.00	132,561.00	6,561.00	4.95	132,561.00
6425-0000 Drainage Repair & Maint	383.25	837.37	454.12	54.23	11,316.15	10,048.00	-1,268.15	-12.62	10,048.00
6435-0000 Plant Replacement & Im	0.00	2,404.63	2,404.63	100.0	15,425.50	28,856.00	13,430.50	46.54	28,856.00
6440-0000 Irrigation System	0.00	229.87	229.87	100.0	895.62	2,758.00	1,862.38	67.53	2,758.00
6455-0000 Snow Removal	6,736.52	901.25	-5,835.27	-647.4	19,689.58	10,815.00	-8,874.58	-82.06	10,815.00
TOTAL LANDS. & GROUNDS	17,619.77	15,419.87	-2,199.90	-14.27	173,326.85	185,038.00	11,711.15	6.33	185,038.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	3,084.90	2,489.13	-595.77	-23.93	20,138.71	29,870.00	9,731.29	32.58	29,870.00
6515-0000 Equipment Rep. & Maint	2,539.44	1,666.63	-872.81	-52.37	13,473.78	20,000.00	6,526.22	32.63	20,000.00
6520-0000 Supplies Equipment - Co	0.00	257.50	257.50	100.0	4,423.93	3,090.00	-1,333.93	-43.17	3,090.00
6525-0000 Supplies Maintenance-C	11.82	103.00	91.18	88.52	2,968.25	1,236.00	-1,732.25	-140.1	1,236.00
6530-0000 Supplies Cleaning - Com	0.00	103.00	103.00	100.0	660.76	1,236.00	575.24	46.54	1,236.00
6535-0000 Enterphone and Security	171.68	68.63	-103.05	-150.1	915.61	824.00	-91.61	-11.12	824.00
6560-0000 Gate Repair & Maint. - C	561.17	386.25	-174.92	-45.29	2,619.68	4,635.00	2,015.32	43.48	4,635.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
February 2017

AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2017

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6565-0000 Pest Control - Common	216.56	515.00	298.44	57.95	6,730.22	6,180.00	-550.22	-8.90	6,180.00
TOTAL REPAIR & MAINT.	6,585.57	5,589.14	-996.43	-17.83	51,930.94	67,071.00	15,140.06	22.57	67,071.00
UTILITIES									
6576-0000 Electricity - Common	166.95	116.87	-50.08	-42.85	1,421.95	1,402.00	-19.95	-1.42	1,402.00
6577-0000 Electricity Ponds - Com	1,368.95	559.62	-809.33	-144.6	5,055.95	6,715.00	1,659.05	24.71	6,715.00
6580-0000 Electricity Stream - Com	2,073.32	405.00	-1,668.32	-411.9	5,509.32	4,860.00	-649.32	-13.36	4,860.00
6595-0000 Telephone Caretaker	67.20	166.63	99.43	59.67	800.80	2,000.00	1,199.20	59.96	2,000.00
TOTAL UTILITIES	3,676.42	1,248.12	-2,428.30	-194.5	12,788.02	14,977.00	2,188.98	14.62	14,977.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	85.87	85.87	100.0	665.91	1,030.00	364.09	35.35	1,030.00
6690-0000 Electricity - RV Lot	-89.34	151.00	240.34	159.1	933.66	1,812.00	878.34	48.47	1,812.00
TOTAL OPERATING EXPS-RV LOT	-89.34	236.87	326.21	137.7	1,599.57	2,842.00	1,242.43	43.72	2,842.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	0.00	267.87	267.87	100.0	5,048.06	3,214.00	-1,834.06	-57.06	3,214.00
6712-0000 Equip. Rep. & Maint.-Clu	1,657.15	1,630.87	-26.28	-1.61	19,670.16	19,570.00	-100.16	-0.51	19,570.00
6715-0000 Lock Up Costs - Rec. Ce	405.00	125.00	-280.00	-224.0	2,175.00	1,500.00	-675.00	-45.00	1,500.00
6720-0000 Guest Suites Telephone-	242.22	197.38	-44.84	-22.72	2,783.01	2,369.00	-414.01	-17.48	2,369.00
6725-0000 Exercise Equip R & M-R	877.04	300.38	-576.66	-191.9	6,235.87	3,605.00	-2,630.87	-72.98	3,605.00
6730-0000 Workshop R & M-Rec. C	0.00	83.37	83.37	100.0	805.46	1,000.00	194.54	19.45	1,000.00
6735-0000 Pool Repair & Maint.-Re	0.00	1,336.87	1,336.87	100.0	8,203.59	16,042.00	7,838.41	48.86	16,042.00
6740-0000 Pool Supplies & Chemic	0.00	257.50	257.50	100.0	3,964.58	3,090.00	-874.58	-28.30	3,090.00
6750-0000 Cleaning Supplies-Rec.	34.27	274.63	240.36	87.52	1,768.30	3,296.00	1,527.70	46.35	3,296.00
6755-0000 Window & Carpet Cleani	0.00	128.75	128.75	100.0	262.50	1,545.00	1,282.50	83.01	1,545.00
6764-0000 Electricity - Rec. Centre	2,268.26	1,998.88	-269.38	-13.48	19,480.26	23,987.00	4,506.74	18.79	23,987.00
6765-0000 Gas - Rec. Centre	1,216.17	904.62	-311.55	-34.44	10,626.29	10,855.00	228.71	2.11	10,855.00
TOTAL OPER. EXPS-REC. CENTRE	6,700.11	7,506.12	806.01	10.74	81,023.08	90,073.00	9,049.92	10.05	90,073.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,434.84	4,166.63	-268.21	-6.44	53,188.90	50,000.00	-3,188.90	-6.38	50,000.00
6830-0000 Caretaker Assistant Wag	758.26	1,364.00	605.74	44.41	17,197.87	16,368.00	-829.87	-5.07	16,368.00
6865-0000 R. C. Janitor Wages and	776.48	1,666.63	890.15	53.41	15,366.52	20,000.00	4,633.48	23.17	20,000.00
6870-0000 Janitorial Contract	720.00	166.63	-553.37	-332.1	720.00	2,000.00	1,280.00	64.00	2,000.00
6890-0000 Workers Compensation	0.00	150.00	150.00	100.0	1,016.25	1,800.00	783.75	43.54	1,800.00
TOTAL SALARIES & PAYROLL COS	6,689.58	7,513.89	824.31	10.97	87,489.54	90,168.00	2,678.46	2.97	90,168.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.37	33.37	100.0	0.00	400.00	400.00	100.0	400.00
6915-0000 Supplies	0.00	128.75	128.75	100.0	396.28	1,545.00	1,148.72	74.35	1,545.00
6920-0000 Telephone & Cable - Offi	422.77	309.00	-113.77	-36.82	4,931.16	3,708.00	-1,223.16	-32.99	3,708.00
6950-0000 Miscellaneous Exp. - Offi	0.00	41.63	41.63	100.0	0.00	500.00	500.00	100.0	500.00
TOTAL OFFICE EXPENSES	422.77	512.75	89.98	17.55	5,327.44	6,153.00	825.56	13.42	6,153.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	429.13	429.13	100.0	0.00	5,150.00	5,150.00	100.0	5,150.00
6970-0000 AGM Expenses - Admin.	0.00	360.50	360.50	100.0	5,148.72	4,326.00	-822.72	-19.02	4,326.00
6975-0000 Council Expenses - Adm	0.00	145.88	145.88	100.0	2,873.69	1,751.00	-1,122.69	-64.12	1,751.00
6980-0000 Legal Expenses	0.00	833.37	833.37	100.0	169.52	10,000.00	9,830.48	98.30	10,000.00
6984-0000 Postage and Printing	1,075.55	1,115.87	40.32	3.61	14,089.95	13,390.00	-699.95	-5.23	13,390.00
6990-0000 Insurance Premiums	16,087.17	16,087.13	-0.04	0.00	193,046.04	193,046.00	-0.04	0.00	193,046.00
6991-0000 Insurance Deductible	345.89	0.00	-345.89	0	345.89	0.00	-345.89	0	0.00
6992-0000 Insurance Carrying Char	321.75	321.75	0.00	0.00	3,861.00	3,861.00	0.00	0.00	3,861.00
6995-0000 Licenses & Permits - Ad	0.00	66.63	66.63	100.0	331.00	800.00	469.00	58.63	800.00
7000-0000 Management Fees	5,254.20	5,354.88	100.68	1.88	63,050.40	64,259.00	1,208.60	1.88	64,259.00
7005-0000 Membership Fees-Admi	0.00	29.13	29.13	100.0	0.00	350.00	350.00	100.0	350.00
7010-0000 Property Taxes - Admin.	0.00	100.00	100.00	100.0	316.00	1,200.00	884.00	73.67	1,200.00
7020-0000 Security - Admin.	2,793.55	2,824.37	30.82	1.09	24,640.41	33,892.00	9,251.59	27.30	33,892.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	120.00	150.00	30.00	20.00	150.00
7030-0000 Strata Web Site	0.00	66.63	66.63	100.0	718.66	800.00	81.34	10.17	800.00
7050-0000 Miscellaneous	-285.75	20.87	306.62	1,469.	3,139.98	250.00	-2,889.98	-1,155	250.00
7051-0000 Statutory Financial Revi	0.00	0.00	0.00	0	176.40	0.00	-176.40	0	0.00
TOTAL ADMINISTRATION EXPENSE	25,602.36	27,768.64	2,166.28	7.80	312,027.66	333,225.00	21,197.34	6.36	333,225.00
TOTAL COMMON EXPENSES	67,207.24	65,795.40	-1,411.84	-2.15	725,513.10	789,547.00	64,033.90	8.11	789,547.00
TOTAL EXPENSES	79,984.62	86,228.40	6,243.78	7.24	955,289.85	1,034,743.00	79,453.15	7.68	1,034,743.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)
February 2017

AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2017

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
NET INCOME (LOSS)	6,998.22	0.11	6,998.11	6,361,	84,974.29	0.00	84,974.29	0	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	11,239.58	11,239.62	-0.04	0.00	134,874.96	134,875.00	-0.04	0.00	134,875.00
9262-0000 Utilities Interest Income	21.35	0.00	21.35	0	255.86	0.00	255.86	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	105.37	-105.37	-100.0	1,263.54	1,264.00	-0.46	-0.04	1,264.00
Total Apartment Utilities	11,260.93	11,344.99	-84.06	-0.74	136,394.36	136,139.00	255.36	0.19	136,139.00
UTILITY EXPENSES									
Electricity									
9360-0000 Electricity Kens & Mayfai	2,812.46	2,849.88	37.42	1.31	32,160.46	34,199.00	2,038.54	5.96	34,199.00
9365-0000 Electricity Windsor	626.51	1,836.12	1,209.61	65.88	19,029.51	22,033.00	3,003.49	13.63	22,033.00
Total Electricity - Apart.	3,438.97	4,686.00	1,247.03	26.61	51,189.97	56,232.00	5,042.03	8.97	56,232.00
Gas - Apartments									
9410-0000 Gas - Mayfair	2,324.74	1,613.38	-711.36	-44.09	17,865.35	19,361.00	1,495.65	7.73	19,361.00
9420-0000 Gas - Kensington	3,914.15	2,371.88	-1,542.27	-65.02	27,158.94	28,463.00	1,304.06	4.58	28,463.00
9430-0000 Gas - Windsor	4,327.09	2,658.63	-1,668.46	-62.76	30,276.27	31,904.00	1,627.73	5.10	31,904.00
Total Gas - Apartment	10,565.98	6,643.89	-3,922.09	-59.03	75,300.56	79,728.00	4,427.44	5.55	79,728.00
TOTAL UTILITIES - APARTMENT	14,004.95	11,329.89	-2,675.06	-23.61	126,490.53	135,960.00	9,469.47	6.96	135,960.00
NET INCOME (LOSS) UTILITIES	-2,744.02	15.10	-2,759.12	-18.27	9,903.83	179.00	9,724.83	5,432.	179.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,894.42	5,894.38	0.04	0.00	70,733.04	70,733.00	0.04	0.00	70,733.00
9700-0000 Water - Townhouses	8,620.58	8,657.38	-36.80	-0.43	103,446.96	103,889.00	-442.04	-0.43	103,889.00
9725-0000 Water - Interest Income	52.96	0.00	52.96	0	480.83	0.00	480.83	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	-1,253.12	1,253.12	100.0	-15,037.18	-15,037.00	-0.18	0.00	-15,037.00
TOTAL WATER INCOME	14,567.96	13,298.64	1,269.32	9.54	159,623.65	159,585.00	38.65	0.02	159,585.00
WATER EXPENSE									
9850-0000 Water Usage	1,360.83	13,296.63	11,935.80	89.77	143,295.24	159,560.00	16,264.76	10.19	159,560.00
TOTAL WATER	1,360.83	13,296.63	11,935.80	89.77	143,295.24	159,560.00	16,264.76	10.19	159,560.00
NET INCOME (LOSS) WATER	13,207.13	2.01	13,205.12	656.9	16,328.41	25.00	16,303.41	65,21	25.00



CHELSEA GARDENS GOLF TOURNAMENT AND BARBEQUE

Sunday, August 20th

NICO WYND GOLF COURSE



Back by popular demand!

It's back! The hugely popular Annual Chelsea Gardens Golf Tournament is scheduled for Sunday, August 20th at Nico Wynd Golf Course followed by a fabulous Barbecue at our own clubhouse.

The "Best Ball" format opens this up to all levels of golfers and non-golfers alike so everyone is encouraged to attend. You don't need to be a good golfer.

There will be prizes for teams, men's and ladies longest drive, closest to the pin, longest putts and much more. Huge raffle prizes including a wine basket that is over-flowing with bottles and goodies. And...prizes for every participant ...whether golfing or not.

The entry fee includes green fees, goody bag, prizes, BBQ steak (or chicken or fish) dinner and a great time. Non golfers more than welcome at the BBQ dinner at the Chelsea Gardens clubhouse.

GOLF ENTRIES LIMITED TO A MAXIMUM OF 72 PLAYERS—FIRST ENTERED/FIRST IN.

ENTRY FEES

GOLFER—\$59.00

GOLF/DINNER/PRIZES

NON-GOLFER—\$27.00

DINNER/RAFFLE PRIZES

MAKE CHEQUES PAYABLE TO THE
CHELSEA GOLF COMMITTEE AND
LEAVE IN PROPERTY MANAGER
MAILBOXES

CONTACT

**ROSS OR
MAUREEN OR
JESSE AT:
778-578-4445**

OR

**GARRY KIRKLAND
604-501-9698**

HURRY Enter Now!

Invite any former Chelsea residents. If we get enough golfers we can have a shotgun start so everyone can get back to our clubhouse at around the same time.

**TEES TIMES WILL
COMMENCE AT
APPROXIMATELY
1:00 PM.**

NOTE SUNDAY DATE!!!

Golf Tournament – Entry Form

The Chelsea Gardens Golf Tournament is on **Sunday, August 20th**, and is now accepting entries. Please fill out the form below and deposit your cheque (**Payable to Chelsea Golf Committee**) and entry form in any of the Strata Manager mailboxes located in each apartment or the clubhouse mailroom and try to submit entries as soon as possible. First paid...first in. Golf and Dinner is \$59.00 and dinner only is \$27.00. Entries must be received no later than July 20th, 2017. Golf tee times will start at 1:00 PM. Everyone will have time to go home and get ready for dinner.

NAME: _____ Golf & Dinner _____ Dinner Only _____

NAME: _____ Golf & Dinner _____ Dinner Only _____

NAME: _____ Golf & Dinner _____ Dinner Only _____

NAME: _____ Golf & Dinner _____ Dinner Only _____

Main Contact Information

NAME: _____ UNIT # _____ PHONE _____

EMAIL ADDRESS: _____

GOLFING ABILITY: PLEASE MARK DOWN EITHER GOOD, AVERAGE OR CRUMMY

NAME: _____ NAME: _____

NAME: _____ NAME: _____

Also...we would love it if you were interested in donating a prize if you have some freebies kicking around.

Please let Ross know if you wish to eat something other than steak. We can offer chicken or fish or we will just throw something together and call it vegan. Also...let Ross know if you have playing partner preferences.

Contact Ross at: ross@crpm.ca or maureen@crpm.ca or call Maureen at: 778-578-4445

CHELSEA GARDENS SOCIAL COMMITTEE MINUTES

March 1, 2017

The next Chelsea Newsletter will be delivered door to door on Friday March 31st.

The Italian night went very well thanks to the very hard work of a number of volunteers who did everything from making the Appetizers, Lasagna and salad to serving, and cleaning up after the event and of course organizing the volunteers. Many thanks also to our great bar staff who worked tirelessly throughout the evening. A great time was had by all. The games were a great success with many teams participating in trying to identify the pictures or figure out the answers to the Trivia game. Many thanks to our talented musicians who wandered from room to room to provide entertainment.

March 17th is St Patrick's Day so at pub we plan on having a special treat of beef stew, tossed salad and fresh biscuits. There will of course be a lovely dessert as well. There will only be 80 tickets for this event at \$12 each. Purchasers are reminded that if you purchase and are unable to attend it is your responsibility to find someone to go in your place. There will also be a sing-along on the same evening

April 1st – there will be a dinner and dance with a DJ and a great dinner of ¼ chicken, tortellini and green salad, bun and dessert. This will be a BYOB evening. Tickets (limited to 60) will go on sale for \$20 on March 22nd. Dinner at 6 – dancing to follow.

To recognize those couples who have been married more than 50 years we will be hosting a special Anniversary Tea on May 28th – more information to follow.

To celebrate our 150th Birthday we are planning on a great celebration on July 1st including a recording of 'O Canada' by Lisa Brokop and great food and drinks. More information will follow but rumor has it that we will have a DJ, some dancers and for eats - our traditional Hamburgers and Hot Dogs along with baked beans and salad. All are reminded to wear their best red and white. Gentlemen can sign up for a beard growing contest!

The meeting was adjourned at 11:15 AM. Next monthly meeting will be at 10:15 on Wednesday, March 1, 2017.

Chelsea Gardens

APRIL EVENTS CALENDAR

Sun	Mon	Tues	Wed	Thu	Fri	Sat
<p>EXERCISES IN THE FIRESIDE LOUNGE 9:00 AM MONDAY & THURSDAY WEIGHTS & BANDS TUESDAY & FRIDAY, OSTEO</p>						
2	<p>3 Billiards 2pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm</p>	<p>4 Bridge 6:30pm Bible Study 7:30pm</p>	<p>5 Coffee 9:45am Whist 7pm Poker 7pm</p>	<p>6 Fun Dance 4 pm Bridge 6:30 pm Euchre 7pm</p>	<p>7 Horses 4 pm Pub Night 5pm</p>	<p>8</p>
9	<p>10 Billiards 2pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm</p>	<p>11 Bridge 6:30pm Bible Study 7:30pm</p>	<p>12 Coffee 9:45am Whist 7pm Poker 7pm</p>	<p>13 Fun Dance 4 pm Bridge 6:30 pm Euchre 7pm</p>	<p>14 Horses 4 pm Pub Night 5pm</p>	<p>15</p>
16	<p>17 Billiards 2pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm</p>	<p>18 Bridge 6:30pm Bible Study 7:30pm</p>	<p>19 Coffee 9:45am Whist 7pm Poker 7pm</p>	<p>20 Fun Dance 4 pm Bridge 6:30 pm Euchre 7pm</p>	<p>21 Horses 4 pm Pub Night 5pm CASH BAR, Sing-Along</p>	<p>22</p>
23	<p>24 Billiards 2pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm</p>	<p>25 Bridge 6:30pm Bible Study 7:30pm</p>	<p>26 Coffee 9:45am Whist 7pm Poker 7pm</p>	<p>27 Fun Dance 4 pm Bridge 6:30 pm Euchre 7pm</p>	<p>28 Horses 4 pm Pub Night 5pm</p>	<p>29</p>
30	<p>Volunteer Appreciation 2:00 pm</p>	<p>SATURDAY, APRIL 1ST DINNER AND DANCE DINNER AT 6:00 PM, DANCE TO FOLLOW FRIDAY, APRIL 21ST, PUB NIGHT AND KARAOKE. CASH BAR OPENS AT 4:30 <u>SUNDAY, APRIL 30TH</u> VOLUNTEER APPRECIATION PARTY AT 2:00 PM</p>				

