



HOMELIFE  
ADVANTAGE  
REALTY LIMITED

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**STRATA PLAN NW2912 – MAYFAIR GARDENS  
MINUTES OF COUNCIL MEETING  
OCTOBER 1, 2024 @ 6:30 p.m.  
AMENITY ROOM @ MAYFAIR GARDENS**

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**Council Members in attendance:**

Frank Del Bove Orlandi	President.	Unit 206
Thomas Mazurek	Vice President	Unit 103
Lisa Del Bove Orlandi	Treasurer	Unit 108
Kim Reeves	Member at Large	Unit 209
Dora Davies	Member at Large	Unit 203

**Absent:**

Dennis Galandy	Member at Large	Unit 305
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**Strata Management**

HomeLife Advantage Realty (Central Valley) Ltd

Maxine Campbell – Strata Manager [mcampbell@advantagepm.ca](mailto:mcampbell@advantagepm.ca) (Please note new email address)

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**REMINDER**

**OWNERS ARE REMINDED TO CONTACT THE STRATA MANAGEMENT  
COMPANY IN EVENT OF PROBLEMS AND USE ONLY APPROVED  
CONTRACTORS FOR REMEDIATION**

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**1. CALL TO ORDER**

The meeting was called to order at 6:37 p.m. by President Frank Del Bove Orlandi with a quorum of council members in attendance.

**2. APPROVAL OF THE AGENDA**

It was moved by Tom Mazurek and seconded by Frank Del Bove Orlandi to accept the agenda as presented.

***CARRIED.***

### **3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD AUGUST 21, 2024**

It was moved by Frank Del Bove Orlandi and seconded by Tom Mazurek to accept the minutes as presented from the strata council meeting held August 21, 2024. **CARRIED.**

### **4. FINANCIAL REVIEW**

The financial statements for the period ending August 31, 2024 were reviewed. It was moved by Tom Mazurek and seconded by Kim Reeves to accept the financial statements for period ending August 31, 2024. **CARRIED.**

#### **4.1 BYLAW VIOLATION – 6.1 – ALTERATIONS TO COMMON PROPERTY**

It was moved by Lisa Del Bove Orlandi and seconded by Tom Mazurek that as all owners were provided with a letter setting out their violation of Bylaw 6, only one owner has come forward to address the situation with the Strata Council.

All Unit Owners who have not come forward to address the strata council in this regard will be levied a fine, and failure to pay the fine forthwith will result in a fine of \$200.00 being levied every seven days, on motion made by Lisa Del Bove Orlandi and seconded by Tom Mazurek.

**CARRIED.**

It was moved by Lisa Del Bove Orlandi and seconded by Tom Mazurek, that all owners behind in their strata fees and/or Special Levy payments be sent demand letters. **CARRIED**

### **5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING**

#### **a. FIRE EQUIPMENT DEFICIENCIES**

The strata manager was instructed to have Elite Fire provide a quotation on the deficiencies noted in the dry sprinkler system.

#### **b. BOILER SYSTEM INSTALL**

Saxon Mechanical is continuing to make progress on the installation of the new boiler system. Due to supply change issues they are awaiting critical parts to continue and complete the installation.

**When the system is turned back on owners are asked to please turn the water on slowly, as there will be a lot of pressure in the system.**

#### **c. LARGE TREE ON MAYFAIR PROPERTY**

The strata council is considering removing the existing wall and replacing it with a wooden fence or putting in a boxwood hedge, to avoid future heaving of any replacement. BDC Construction has advised he would not be able to do this work. Another contractor has been located to provide a quotation for this work.

#### **d. INTERIOR PAINTING**

The interior painting is to start in October, (and may have already started). Owners were given options for the color pallet to paint the walls, stairwells and vestibule.

Twenty-nine owners voted and the colors Swan White Dove for the upper wall and Light Silver Sage were selected.

The vestibule and the stairwells will be painted Swan White.

**e. SIDEWALK HEAVING**

The strata council will look into having this section of the sidewalk repaired.

**f. CLEANING OF HALLWAY CARPETS**

Due to the age of the carpets in the hallways, the stains etc. are impossible to remove.

The strata council is researching replacement options.

**g. PATIO DOOR ROLLER REPAIR**

Abbotsford Glass has replaced the rollers on the patio doors SL12 and SL33.

**h. REPLACING WALL SCONES**

Etron Electric will be called to provide a quotation on replacing the scone lighting fixtures in the hallways.

**6. NEW BUSINESS**

**a. FIRE DOORS NOT LATCHING**

Handles for mid floor fire doors need replacing. The strata council will contact Abby Locks for a quotation.

**7. NEXT STRATA COUNCIL MEETING**

The next strata council meeting will be held on December 18, 2024. at 6:30 p.m.

**8. TERMINATION of MEETING**

As there was no further business before the Strata Council, the meeting terminated at 8:15 p.m.

*Special thanks to Elaine Derocher for her dedication and support as a strata council member.*

*There are three new owners moving into the building – we welcome them and trust they will enjoy their new home!*

*There is a small thermostat in the small bedroom closet that controls the heat for the stack (the units above you); please do not remove this.*

*The Christmas Party will be held on the Sunday the 15<sup>th</sup> of December, from 3:00 p.m. to 7:00 p.m. This is a Pot Luck Dinner; the Strata Council will provide the turkey! More information to follow!*