



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
JANUARY 22, 2024 @ 6:00 p.m.
AMENITY ROOM @ MAYFAIR GARDENS**

Council Members in attendance:

Frank Del Bove Orlandi	President	Unit 206
Thomas Mazurek	Vice President	Unit 103
Elaine Derocher	Member At Large	Unit 205
Lisa Del Bove Orlandi	Treasurer	Unit 108
Kim Reeves	Member at Large	Unit 209
Dennis Galandy	Member at Large	Unit 305

Guests: April Butler & Diane Jones

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd

Maxine Campbell – Strata Manager maxinecampbell@advantagecv.com

NOTICE RE STORAGE AREA: DO NOT put material in the storage area, if it does not fit in your storage locker, take it to recycling, or dispose of it some other way.

SMOKING – NO SMOKING is permitted on balconies, and only those OWNERS THAT WERE GRANDFATHERED are allowed to smoke in their strata lots!

THE STRATA WEBSITE NW2912.CA has been updated and now available to view previous months strata minutes, financials and other documents.

1. CALL TO ORDER

The meeting was called to order at 6:03 p.m. by President Frank Del Bove Orlandi with a quorum of council members in attendance.

1.1 GUEST BUSINESS

April Butler had provided a list of questions, in advance of the meeting. The council had prepared their response (in italics) and these were read to the guests by the strata manager.

a. No Correspondence is listed in the minutes – *very little correspondence has been received, all with minor requests are addressed by the strata council upon receipt.*

- b. Email Sent July 1st with pictures showing a piece of stucco that had fallen away from the building and is resting on the roof.** *It was investigated and determined that it did not affect the integrity of the building envelope.*
- c. Add to meeting minutes the quarterly C&C inspection reports.** *These will be posted in Reports on NW2912.ca.*
- d. Update Hytec System, is there any reports that can be shared with the owners.** *These will be posted in Reports on NW2912.ca website.*
- e. What steps is the council taking to address major projects on the ten-year plan?** *On-going discussions currently focus on making the strata cash positive.*
- f. When will the graffiti be painted over?** *Quotations are being sought for the removal, and volunteers have offered to repaint the door.*
- g. When is council going to sign the Homelife Contract?** July 22, 2023.
- h. Why did the website that Frank created get re-established and who is paying for the domain? Why is this information not in the minutes and not voted on?** *Council's goal is to make strata information available to all owners of NW 2912. Website became active in November 2023 after discussion by council.*
- i. Why can the hall fans not be turned off during extreme cold/heat events?** *The BC building code and fire regulations require that the fans be on 24/7 so if in the event of a fire inside a unit the pressurization in the hallway will keep the smoke from entering the hallway. This is for the health and safety of the residents.*
- j. Have not received proof of storage insurance over the past 12 months from Frank.** *This is a personal matter and is between the home owner and the strata council, not to be discussed with other residents. Every personal situation is dealt with in this matter.*
- k. Why no response to email regarding council's reason to reimburse six owners for plumbing?** *The reimbursement was done based on information from CHOA. Plumbing repairs were made to access common pipe, which is a Strata Corporation responsibility..*
- l. All deck sealant was to be addressed as noted in Frank's Total Decks Inspection.** *On-going discussions currently focus on making the strata cash positive and this is not the time of the year to do such work.*
- m. What work was done on the flat roof when \$ 5000. was spent last year to repair all. What was done for seasonal maintenance? Why did council move forward when it was not to be done until 2023? Council spent \$1,200. on maintenance; what maintenance was**

performed?

June 6, 2023 Minutes “The strata council will review Harvard Roof “Seasonal Maintenance” program for flat roof regular maintenance. The flat roof should be inspected every 3 years and leaves cleared yearly from the roof.”

n. What is being done with the tree on City property that is damaging the cement wall?
Nothing at this time till strata becomes cash positive again. Previous council did not prioritize this item. Calls have been made to the City with no response. Handyman suggested removing the wall portion and replacing it with railing. Will be reviewed when strata is cash positive.

o. Why is not repair work being scheduled for this year when the deficit was cleared by all owners through the levy? As at August 31, 2023 \$18,566.44 of the \$35,000 repairs and maintenance budget has been spent leaving a deficit of \$9,093.23.

The following were expenses that had been incurred by the previous council in the month of May. Some of these expenses were Harvard Roofing \$5292.00; MKY Holdings \$3491.25; Carpet Cleaning \$1576.12; C&C 718.41; \$1579.00; \$5559.75. This left the new council in a financial deficit preventing them from moving forward with anything other than emergencies. These expenses should have been charged to the previous year, which should have increased the deficit to be repaid by the amount noted above. Instead it has handcuffed the new council who do not want to have another deficit this coming year.

p. Unit 301 – the owner is asking about decks repairs.

If an owner has a question they should contact the strata council, not ask another owner to pass the question along. This issue will be looked after by the current council.

q. Heating issues within the unit. *The owner should contact a company recommended by the strata council, not a contractor of their choosing. If this turns out to be a strata corporation responsibility, then the strata council will pay the invoice, if you use a company not recommended by the strata council, then the cost of repair is on the owner.*

2. APPROVAL OF THE AGENDA

It was moved by Frank Del Bove Orlandi and seconded by Kim Reeves to accept the agenda as presented. **CARRIED.**

3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD NOVEMBER 15, 2023

It was moved by Dennis Galandy and seconded by Frank Del Bove Orlandi to accept the minutes as presented from the strata council meeting held on November 15, 2023. **CARRIED.**

4. FINANCIAL REVIEW

The December financial statements show a balance in the operating account of \$14,462.07 with accounts payable of \$3,663.27. It has taken eight months to finally get the Strata Corporation back to having a positive bank balance, following the previous council incurring invoices that should

have been charged in the previous year.

It was moved by Lisa Del Bove Orlandi and seconded by Dennis Galandy to accept the financial statements for November and December be accepted as presented. **CARRIED.**

Accounts Receivable – There has been a major improvement in the Accounts Receivable with only two owners being behind in strata fees.

Special Resolution Repayment of Deficit – A resolution was passed by a ¾ vote of the Owners of Mayfair Gardens Strata Corporation approving a Special Levy payment for the repayment of the deficit by October 1, 2023. As at December 31, 2023 there are three owners who have not paid their Special Levy – the strata manager was instructed to send demand letter to these owners.

It was moved by Kim Reeves and seconded by Elaine Derocher, that all owners behind in their strata fees and Special Levy payments be sent demand letters. **CARRIED**

Quick Budget Summary

	Total Accounts Payable	Total Current Liabilities	Contingency Fund	Total Income	Monthly Total Expenses	Net Income	YTD (May 22 To 04/23) (\$187,531)	YTD (05/23 to 04/24) (\$196,575)
2023-01	\$19,604.60	\$35,708.20	\$221,782.05	\$15,818.38	\$22,709.13	-\$6,890.75	\$7,912.16	
2023-02	\$24,107.81	\$39,168.62	\$228,758.64	\$15,802.21	\$28,146.89	-\$12,344.68	-\$4,432.52	
2023-03	\$23,702.73	\$29,923.84	\$242,986.78	\$15,793.25	\$17,533.75	-\$2,547.70	-\$6,980.22	
2023-04	\$33,813.49	\$55,475.17	\$230,615.28		\$217,892.72	-\$11,110.77	-\$11,110.77	
2023-05	\$40,273.16	\$60,383.42	\$236,893.62	\$15,722.81	\$27,592.11	-\$12,949.88		-\$12,949.88
2023-06	\$11,758.68	\$40,417.28	\$232,439.58	\$15,629.16	\$14,180.57	\$1,726.84		-\$11,223.04
2023-07	\$16,578.92	\$42,683.02	\$239,819.82	\$15,695.95	\$19,452.98	-\$3,757.03		-\$14,980.07
2023-08	\$10,935.31	\$34,484.91	\$243,494.69	\$15,660.21	\$9,773.37	\$5,886.84		-\$9,093.23
2023-09	\$3,901.84	\$24,896.94	\$247,149.83	\$19,443.47	\$10,381.61	\$8,394.06		-\$699.17
2023-10	\$3,561.31	\$20,450.91	\$252,410.05	\$16,407.99	\$13,107.64	\$3,300.35		\$2,601.18
2023-11	\$2,429.05	\$18,315.15	\$254,431.68	\$16,450.53	\$14,565.52	\$1,885.01		\$6,234.29
2023-12	\$3,663.27	\$17,283.35	\$262,068.65	\$16,467.53	\$1,323.26	\$3,235.27		\$9,469.56

5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING MINUTES

a. HYTEC WATER SYSTEMS

The Hytec System has been installed, the strata council is waiting for the City Inspector to complete their inspection.

b. WATER INGRESS – SL1

The strata council also has been unable to contact the owner, as has Premium Restoration to check the unit to determine if there is continuing water ingress and to repair the drywall in the bedroom.

Council will continue efforts to contact the homeowner.

c. WEB SITE

Councils goal is to make strata information available 24/7 to all NW2912 owners as a cheaper simpler option. The website became active in November 2023 after council approved (Frank Del Bove Orlandi abstained from the vote) a \$294.00 plus tax charge annually. The Homelife option for this service is \$864.00 plus taxes annually

d. DECK REPAIRS – SL20

Franks Total Deck has completed the repair to the deck of the above noted strata lot.

e. HORIZONTAL DRAIN CLEANING

Horizontal Drain Cleaning was completed on October 3, 2023, as part of the C&C Annual Contract. The company has returned to seal the caps properly.

f. ACCESS REQUIRED TO SL 25

Art's Drywall & Restoration has been asked to contact the owner to provide a quotation to repair the cause of the water leaking under the patio door.

g. REPLACEMENT OF LIGHTS IN THE PARKADE

Etron Electric has provided a quotation to Upgrade Fluorescent Lights to LED – a four lamp fixture would cost \$127.00 for parts; a two-lamp fixture would cost \$81.00 for parts; \$80.00 cost per visit. Frank Del Bove Orlandi will contact Etron for clarity on the quotation.

h. SMOKING ON BALCONIES

This matter has been resolved.

6. NEW BUSINESS

a. ACTIVITY SCHEDULE

Del Bove Orlandi has prepared an activity report which is provided to the strata council at each meeting, showing the maintenance items completed and those outstanding. All items in progress and completed are listed in these minutes.

b. ANNUAL BOILER SERVICE –

Completed by C& C.

c. HEAT NOT WORKING _ UNITS-106/107

The homeowner called C&C, against the direction of whom the Strata Council asked to be called. It was determined that there was air in the line.

d. GRAFFITI REMOVAL

Graffiti removal – an owner has offered to paint it – a quotation was received from Goodbye Graffiti \$413.54 – waiting for council decision.

e. QUOTATION FOR COMPOSTING

The strata manager was asked to obtain a quotation of bi-weekly compost collection.

f. QUOTATION TO CHANGE THE RECYCLING & REFUSE REMOVAL

The strata manager was asked to obtain a quotation on bi-weekly recycling and refuse removal collection.

g. QUOTATIONS FOR LANDSCAPING

The strata manager to obtain a quotation for AB&C Landscaping.

h. WHAT TO DO WITH THE LARGER TREES

This was **TABLED** to the next meeting.

7. DATE OF THE NEXT STRATA COUNCIL MEETING

The next strata council meeting will be held on March 13, 2024 at 6:00 p.m.

8. TERMINATION of MEETING

As there was no further business before the Strata Council, the meeting terminated at 8:05 p.m.



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
MARCH 20, 2024 @ 6:00 p.m.
AMENITY ROOM @ MAYFAIR GARDENS**

Council Members in attendance:

Frank Del Bove Orlandi	President	Unit 206
Thomas Mazurek	Vice President	Unit 103
Elaine Derocher	Member At Large	Unit 205
Lisa Del Bove Orlandi	Treasurer	Unit 108
Kim Reeves	Member at Large	Unit 209
Dennis Galandy	Member at Large	Unit 305

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd
Maxine Campbell – Strata Manager maxinecampbell@advantagecv.com

NOTICE RE STORAGE AREA: DO NOT put material in the storage area, if it does not fit in your storage locker, take it to recycling, or dispose of it some other way.

SMOKING – NO SMOKING is permitted on balconies, and only those OWNERS THAT WERE GRANDFATHERED are allowed to smoke in their strata lots!

THE STRATA WEBSITE NW2912.CA has been updated and now available to view previous months strata minutes, financials and other documents.

1. CALL TO ORDER

The meeting was called to order at 6:05 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 Dennis Galandy and seconded by Lisa Del Bove Orlandi to accept the agenda as presented. **CARRIED.**

3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD JANUARY 22, 2024

It was moved by Frank Del Bove Orlandi and seconded by Dennis Galandy to accept the minutes as presented from the strata council meeting held on January 22, 2024. **CARRIED.**

4. FINANCIAL REVIEW

The February financial statements show a balance in the operating account of \$13,185.70 with accounts payable of \$3,487.87.

It was moved by Kim Reeves and seconded by Lisa Del Bove Orlandi to accept the financial statements for January and February as presented. **CARRIED.**

Accounts Receivable – There is one owner who is in arrears by four months, a demand letter will be sent, if not already done.

Special Resolution Repayment of Deficit – A resolution was passed by a $\frac{3}{4}$ vote of the Owners of Mayfair Gardens Strata Corporation approving a Special Levy for the repayment of the deficit by October 1, 2023. As at February 29, 2024 there are three owners who have not paid their Special Levy – the strata manager was instructed to send demand letter to these owners.

It was moved by Lisa Del Bove Orlandi and seconded by Elaine Derocher, that all owners behind in their strata fees and Special Levy payments be sent demand letters.

CARRIED

5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING

a. HYTEC WATER SYSTEMS

The Hytec System has been installed, the strata council is still waiting for the City Inspector to complete their inspection.

b. WATER INGRESS – SL1

There is no further water damage in the unit, Premium Restoration are trying to get access so they can complete the repair work in the unit/

c. ACCESS REQUIRED TO SL 25

Art's Drywall & Restoration has completed the repair to stop the water leaking under the patio door.

d. REPLACEMENT OF LIGHTS IN THE PARKADE

Etron Electric will begin the replacement of the lights in the parkade as his schedule permits.

e. FIRE ALARM DEFICIENCIES

Royal City Fire Protection has completed the repairs to the fire alarm, at a cost of \$2,436.00 plus gst.

f. SHARKSKIN QUOTATION

The strata council is awaiting a quotation for painting the cedar on the building with this paint.

g. FRESH AIR MAINTENANCE CLEANING

This work was completed by Saxon Mechanical at a cost of \$685.00 plus gst. C& C advised that the fan needed to be replaced at a cost of \$2,785.00.

It was moved by Tom Mazurek and seconded by Dennis Galandy that an alternate contractor be found to replace C&C.

CARRIED

h. QUOTATIONS FOR NEW BOILER SYSTEM

The strata council is looking at obtaining quotations for the replacement of a more efficient boiler system. The costs are estimated to be about \$150,000. Further discussions will be held when all quotations are received. This will be proposed at the Annual General Meeting, with 50% of the funding coming from the Contingency Reserve Fund and the balance by Special levy.

i. QUOTATIONS FOR ELEVATOR RENEWAL

The strata council has obtained quotations on the renewing the elevator including the cab. Dennis Galandy noted he was most impressed by the information provided by Van Cor Elevators. The cost to do the required work would be about \$136,000.

Following considerable discussion, the strata council agreed that doing the boiler is the most important of the two projects, so it is their goal to have the boiler replacement completed in 2024 and undertake the elevator renewal in 2025.

j. REDUCTION OF REFUSE REMOVAL COSTS

The refuse removal company advised that the cost reduction would be about 50% if the refuse pickup was reduced to every other week. The strata council will take note of the amount of refuse to determine if this cost saving measure is feasible.

k. REMOVAL OF GRAFFITI

The remainder of the graffiti will be done in house, the company will not be called again to remove the graffiti from the remainder of the building.

l. LARGE TREE ON CITY PROPERTY

The strata council and the strata manager continue to try to obtain a response as to what the City intends to do about the large tree at the front of the building that is damaging the property of the Strata Corporation as well as the city sidewalk

6. NEW BUSINESS

a. NOTIFICATION TO C&C

The strata manager was instructed to advise C&C that all calls for service must come through the current strata council members or the management company, any calls not made by the aforementioned will not be paid by the Strata Corporation.

b. QUOTATION FOR LANDSCAPING

The strata manager was asked to contact AB+C Landscaping to obtain a quotation for landscape maintenance.

7. CORRESPONDENCE

a. STRATA LOT 30

Frank's Total Deck was asked to inspect this deck and found no problems with decking.

Westside Pest Control have been called and will attend the site on a 20th of March to advise as to what can be done to deter the woodpeckers from the building.

b. STRATA LOT 25

It was moved by Dennis Galandy and seconded by Lisa Del Bove Orlandi to accept the quotation from Art's Drywall to repair the Cedar trim at a cost of \$ 588.31.

CARRIED

c. QUOTATION FOR CLEANING UNREACHABLE WINDOWS

The strata manager to contact MKY Holdings to obtain a quotation to clean only the unreachable windows, and as well to return to clean the windows at Unit 209 as they were missed last year.

A quotation also to be requested to clean the gutters on the north side of the building, only.

. d ELECTRICAL ASSESSMENT REPORT

Before an EV (electrical vehicle) can be plugged in at the building an Electrical Inspection Report must be completed. It is mandatory that this report be completed by December 2026, at a cost of approximately \$5,500.00 plus tax.

e. PAINTING THE INTERIOR OF THE BUILDING

The strata manager to obtain a quotation on painting the interior of the building.

7. DATE OF THE NEXT STRATA COUNCIL MEETING

The next strata council meeting will be held on May 8, 2024 at 6:00 p.m.

8. TERMINATION of MEETING

As there was no further business before the Strata Council, the meeting terminated at 8:25 p.m.



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
MAY 8, 2024 @ 6:00 p.m.
AMENITY ROOM @ MAYFAIR GARDENS**

Council Members in attendance:

Frank Del Bove Orlandi	President. 206	Unit
Thomas Mazurek	Vice President 103	Unit
Elaine Derocher	Member At Large 205	Unit
Lisa Del Bove Orlandi	Treasurer 108	Unit
Kim Reeves	Member at Large 209	Unit
Dennis Galandy	Member at Large 305	Unit

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd

Maxine Campbell – Strata Manager maxinecampbell@advantagecv.com

GUESTS: April Butler; Diane Jones; Sheila Springman; Jean-Claude Arluison

REMINDER

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

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m. by President Frank Del Bove Orlandi with a quorum of council members in attendance.

Guests: Although the strata council had not been made aware that April Butler wished to discuss matters with the strata council. She was given the opportunity to speak. April used this time to explain that in her opinion, this council had done many things incorrectly. as well as the strata manager. The accusations, in the opinion of the strata council and the strata manager are misconstrued or misunderstood.

April was asked why she had painted exterior doors which are common property without the approval of the strata council. April said the owners had asked her to do the work.

A letter was sent to April Butler advising her that she was in violation of Bylaw 6.1, which states: “An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.”

A fine of \$200.00 was levied against April for this violation.

It was noted that unfortunately, if the other owners had asked to have their exterior door painted then they too, would be fined.

April left the meeting.

Sheila Springman was advised of the work that would be undertaken shortly to repair the broken electrical wire in the wall of her unit. Sheila was advised that the power may need to be shutoff in her unit during this period.

Jean-Claude Arluison noted his concerns that he felt it was a difficult to sell units in Mayfair Gardens as one had been for sale for a year. The President showed him a list of Units that had sold. It was noted that there could be many reasons why a unit did not sell.

The remaining guests left the meeting at 6.51 p.m.

2. APPROVAL OF THE AGENDA

It was moved by Frank Del Bove Orlandi and seconded by Dennis Galandy to accept the agenda as presented, with the addition that the President would be drafting a letter to April Butler, which would be attached to these minutes. **CARRIED.**

3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD MARCH 20, 2024

It was moved by Frank Del Bove Orlandi and seconded by Lisa Del Bove to accept the minutes as presented from the strata council meeting held March 20, 2024. **CARRIED.**

4. FINANCIAL REVIEW

The March financial statements show a balance in the operating account of \$24,054.39 with Accounts Payable of \$4,653.42.

It was moved by Lisa Del Bove Orlandi and seconded by Frank Del Bove Orlandi to accept the financial statements for March as presented. **CARRIED.**

Accounts Receivable – There is one owner who is in arrears by five months, a demand letter was sent on March 23, 2024. A response has not been received. This will now be turned over for collection.

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

Special Resolution Repayment of Deficit – All Special Levies have been paid. There is a late payment charge of \$150.00 that is still left owing by one owner.

5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING

a. HYTEC WATER SYSTEMS

The Hytec System has been installed and working as it should. The strata council is still waiting for the City Inspector to complete their inspection.

b. WATER INGRESS - SL 01

There has been no further water damage in the unit in over 16 months. Premium Restoration are trying to get access so they can complete the repair work in the unit. They have been unable to contact the owner.

c. REPLACEMENT OF LIGHTS IN THE PARKADE

Etron Electric has replaced the lights in the parkade as per the strata council's direction.

d. FIRE ALARM DEFICIENCIES

Royal City Fire Protection was in attendance to complete the fire inspection and equipment replacement on April 29th, 2024.

e. SHARK SKIN QUOTATION – PAINTING BUILDING

The strata council has received a quotation from Genesis Painting in the amount of \$28,700.00 plus gst. to prepare the exterior of the building for paint, pressure wash, scrape, sand and set nails. where needed. Apply 2 coats of Sharkskin solid stain on south and east sides and one coat on the west side.

The strata council is also looking into removing the cedar siding and replacing it with Stucco. (Thanks Sheila for this suggestion.)

OTHER PAINTING QUOTATIONS

Prepare and paint interior walls in all common areas including stairways, and amenity room \$7,7600. plus gst.

Prepare and paint trim and doors in above noted common areas \$4,720.00 plus gst.

f. QUOTATIONS FOR NEW BOILER SYSTEM

The strata council is almost finished conducting research for the replacement of a more efficient boiler system. Three quotations have been received. As the quotations are not comparative, including the work to be done and the manufacturers of the equipment. The strata council has agreed that a Mechanical Engineering firm be contacted to obtain a quotation on having specifications prepared for this project. One quotation has been received in the amount of \$3,000. A further quotation has been requested.

It was moved by Lisa Del Bove Orlandi and seconded by Elaine Derocher that an amount of \$4,000. be approved for obtaining specifications for boiler replacement.

g. QUOTATIONS FOR ELEVATOR RENEWAL

The strata council has obtained quotations on the renewing the elevator including the cab. Dennis Galandy noted he was most impressed by the information provided by Van Cor Elevators. The cost to do the required work would be about \$136,000.

Following considerable discussion, the strata council agreed that doing the boiler is the most important of the two projects, so it is their goal to have the boiler replacement completed in 2024 and undertake the elevator renewal in 2025. **CARRIED.**

h. REMOVAL OF GRAFFITI

The remainder of the graffiti will be done in house, the company will not be called again to remove the graffiti from the remainder of the building. Council would like to thank Bernice Ruley for repainting the garbage shed door to remove the last of the graffiti.

i. LARGE TREE ON CITY PROPERTY

The City of Abbotsford has advised the strata council that the large tree along Mayfair Avenue is on their property. The strata council is considering moving the existing wall and replacing it with a fence. Some factors for this consideration are the proximity of the City fire hydrant, and the cost of removal, replacement and City regulations and permits.

6. NEW BUSINESS

a. REQUEST FOR DECK MAINTENANCE – UNIT 306

The owner has advised there is a dip in the balcony floor. This has been inspected and it was determined that the decking does not need to be replaced.

b. QUOTATION FOR LANDSCAPING

The strata council received a quotation from AB+C Landscape Maintenance Inc. in the amount of \$14,615.00 plus gst, or \$ 1,217.92 per month, plus gst.

It was moved by Frank Del Bove Orlandi and seconded by Kim Reeves to renew the contract with Grounds Pro in the amount of \$ 995.00 per month, plus tax. **CARRIED.**

c. REMOVAL OF WOODPECKERS

Westside Guys attended the building but saw no woodpecker damage. They discussed with the strata council ways to remove the woodpeckers from the area. It was moved by Tom Mazurek and seconded by Dennis Galandy to accept the quotation from Westside Guys to purchase 35 pucks, that are to detract the woodpeckers from the area. **CARRIED.**

(Update: The pucks have been installed around the building in areas most susceptible to bird infiltration and will be monitored.)

d. WINDOW CLEANING

MKY Holdings has provided a quotation to wash all inaccessible windows \$975.00, and to clean the gutters on the northside of the building \$500. 00. It was moved by Kim Reeves and seconded by Dennis Galandy to accept this quotation. **CARRIED.**

The window cleaning is scheduled for June 6 and 7.

e. REPAIR OF ELECTRICAL WIRE – STRATA LOT 25

The strata council and strata manager met with Art’s Drywall to discuss work done outside Strata Lot 25. It was mutually agreed that Art’s Drywall would reverse the original invoice of \$588.31 and complete the electrical repairs and repair the outside of the building for \$2,205.42.

f. REPLACEMENT OF FIRE DOOR - DOOR KNOBS

The strata council approved the changing of stairwell fire door knobs to door levers due to issues with the doors jamming when being opened. The lever style hardware has been installed and now allow for easier opening, they also meet the City regulations concerning exits.

g. BUDGET PREPARATION

As soon as the April financial statement is prepared a draft budget will be reviewed.

7. DATE OF THE ANNUAL GENERAL MEETING

The Annual General Meeting will be held on June 26, 2024.

8. NEXT STRATA COUNCIL MEETING

The next strata council meeting will be held immediately following the Annual General Meeting.

9. TERMINATION of MEETING

As there was no further business before the Strata Council, the meeting terminated at 8:30 p.m.

NOTICE

STORAGE AREA:

DO NOT put material in the storage area, if it does not fit in your storage locker, take it to recycling, or dispose of it some other way.

SMOKING:

NO SMOKING is permitted on balconies, and only those **OWNERS THAT WERE GRANDFATHERED** are allowed to smoke in their strata lots!

STRATA WEBSITE: NW2912.CA

Is updated and available to view previous months strata minutes, financials and other documents.



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
AUGUST 21, 2024 @ 7:30 p.m.
AMENITY ROOM @ MAYFAIR GARDENS**

Council Members in attendance:

Frank Del Bove Orlandi	President.	Unit 206
Thomas Mazurek	Vice President	Unit 103
Elaine Derocher	Member At Large	Unit 205
Lisa Del Bove Orlandi	Treasurer	Unit 108
Kim Reeves	Member at Large	Unit 209
Dennis Galandy	Member at Large	Unit 305

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd

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

REMINDER

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

1. CALL TO ORDER

The meeting was called to order at 7:30 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 Dennis Galandy and seconded by Kim Reeves to accept the agenda as presented. ***CARRIED.***

**3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD
MARCH 20, 2024**

It was moved by Frank Del Bove Orlandi and seconded by Lisa Del Bove to accept the minutes as presented from the strata council meeting held May 8, 2024. ***CARRIED.***

4. FINANCIAL REVIEW

The financial statements for the period ending July 31, 2024 were reviewed. It was moved by Lisa Del Bove Orlandi and seconded by Frank Del Bove Orlandi to accept the financial statements for period ending July 31, 2024. **CARRIED.**

4.1 BYLAW VIOLATION – 6.1 – ALTERATIONS TO COMMON PROPERTY

Owners involved in painting their suite doors had their fines removed. A further letter was sent to the owners involved in this Bylaw 6 violation, giving each owner the opportunity (21 days) to come and speak to the strata council, outlining why they should not be fined for this violation.

None of the Unit owners involved came forward to discuss this situation with the strata council. It was moved by Dennis Galandy and seconded by Tim Mazurek the at fines be reinstalled.

CARRIED

It was moved by Lisa Del Bove Orlandi and seconded by Elaine Derocher, 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. HYTEC WATER SYSTEMS

The Hytec System has been checked by the City Inspector and all was found to be in order.

b. FIRE ALARM DEFICIENCIES

Royal City Fire Protection was in attendance to complete the fire inspection and equipment replacement on April 29th. 2024.

c. NEW BOILER SYSTEM

The resolution to replace the boiler system was approved by the owners at the Special General Meeting. Saxon Mechanical will be advised accordingly and the work will eb started as soon as possible. .

d. LARGE TREE ON CITY PROPERTY

The City of Abbotsford has advised the strata council that the large tree along Mayfair Avenue is on their property. The strata council is considering moving the existing wall and replacing it with a fence. The strata manager to contact BDC Construction to determine if this is something that he can provide a quotation on.

e. WINDOW CLEANING

The window cleaning has been completed by MKY Holdings. The strata council was unsure as to whether he had completed the cleaning of the north gutter. (The strata manager contacted MKY Holdings and they advised that they had cleaned the north side gutter as requested.)

f. INTERIOR PAINTING

The interior painting is to start in October. As the Special General Meeting earlier in the evening, some owners questioned changing the color. The strata council will look into this; however, the quotation was based on the color remaining the same.

6. NEW BUSINESS

a. SIDEWALK HEAVING

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

b. CLEANING OF HALLWAY CARPETS

Cleaning of the hallway carpets will be discussed after the interior painting is completed.

c. WINDOW REPAIRS/ PATIO DOOR ROLLER REPAIR

Abbotsford Glass to be contact to replace the rollers on the patio doors at Units 112 and 309.

Abbotsford Glass has replaced the glass in windows at Units 310/107.

d. PARKADE DOOR MAINTENANCE

Superior Doors has replaced cables, serviced and tested the operation of the parkade door.

e. LIGHTING UPGRADE IN AMENITIES ROOM , tested and inspected

The lighting in the amenities room has been changed to LED.

f. PAINTING OF EXTERIOR OF THE BUILDING

Dennis Galandy noted he is checking into a new company called “Spray Net Paint”.

g. REPLACING WALL SCONES

Since the building's interior is to be painted, the council is considering replacing the wall sconces on each floor now. This will prevent extra painting costs that would arise if the new sconces, which may not cover the same area as the old ones, were installed after the painting was finished.

7. NEXT STRATA COUNCIL MEETING

The next strata council meeting will be held on October 1, 2024. at 6:30 p.m.

8. TERMINATION of MEETING

As there was no further business before the Strata Council, the meeting terminated at 8:30 p.m.

NOTICE

STORAGE AREA:

DO NOT put material in the storage area, if it does not fit in your storage locker, take it to recycling, or dispose of it some other way.

SMOKING:

NO SMOKING is permitted on balconies, and only those **OWNERS THAT WERE GRANDFATHERED** are allowed to smoke in their strata lots!

STRATA WEBSITE: NW2912.CA

Is updated and available to view previous months strata minutes, financials and other documents.



HOMELIFE
ADVANTAGE
REALTY LIMITED

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

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
----------------	-----------------	----------

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd

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

REMINDER

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

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 15th 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!



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
DECEMBER 18, 2024 @ 6:30 P.M.
AMENITY ROOM @ MAYFAIR GARDENS**

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
----------------	-----------------	----------

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd

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

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

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by President Frank Del Bove Orlandi with a quorum of council members in attendance.

1.1 GUEST BUSINESS – April Butler and Diane Jones

When will the gutters be cleaned? This work has been scheduled for January 2025.

A tree on the corner of Unit 206/306 needs pruning. Grounds Pro will be asked to prune this tree.

Shrubs are being trimmed only at the bottom, they need to be trimmed from the top as they are covering half of the windows. (Dora will do a walk around the building to advise on this situation.)

It was suggested that when a window needs to be replaced, rather than just replacing the glass, the entire window be changed with an upgraded window and a couple patio doors be changed each year.

The strata council will investigate this suggestion.

April Butler handed the strata manager notification of a CRT dispute and left the meeting.

2. APPROVAL OF THE AGENDA

It was moved by Dora Davies 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 OCTOBER 1, 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 October 1, 2024. ***CARRIED.***

4. FINANCIAL REVIEW

The financial statements for the period ending November 30, 2024 were reviewed. It was moved by Dora Davies and seconded by Frank Del Bove Orlandi to accept the financial statements for period ending November 30, 2024. ***CARRIED.***

ACCOUNTS RECEIVABLE

One-unit owner, has had their account turned over to Hamilton & Co. Lawyers for collection.

One-unit owner, is one month in arrears and is being fined \$50.00 per month. A demand for payment letter is to be sent to this unit owner.

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. Their quotation came in \$1,200 less than Royal City. The strata council has also requested a quotation from Saxon Mechanical.

b. ANNUAL MECHANICAL MAINTENANCE QUOTATION

Saxon Mechanical will be asked to provide a quotation of an Annual Maintenance Contract.

c. BOILER SYSTEM INSTALL

The boiler system is complete, and has passed inspection, except for the gas line exhaust line (that was installed incorrectly at the time the building was built). This requires a minor pipe change running through the ceiling of the amenities room.

d. 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. The second contractor that was contacted, is also unable to do this work. Further calls will be made to find a contractor capable of doing this work.

e. INTERIOR PAINTING

The interior painting has been completed and the strata council was pleased with the work.

f. SIDEWALK HEAVING

The strata council will look into having this section of the sidewalk ground down to prevent possible tripping hazards.

g. CLEANING OF HALLWAY CARPETS/ COST OF REPLACEMENT

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

Kim Reeves noted she has asked four companies to quote on replacement flooring.

h. REPLACING WALL SCONES

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

i. FIRE DOORS NOT LATCHING

Abby Locksmith has been asked to provide a quotation to replace the door handles with levers.

j. ELECTRICAL PLANNING REPORT

The Electrical Planning Report has been received and the \$3,000 rebate has been requested from BC Hydro.

6. NEW BUSINESS

a. ENGINEERING FIRM

The strata manager will contact Jeff Vermette at WSP Engineering to determine what he would charge to have a look at the cracked flooring in the parkade.

b. PAINTING OF GAZEBO

Tom Mazurek advised that he would paint the gazebo this coming summer.

c. QUOTATION FOR CLEANING THE DRYER VENTS INSIDE AND OUTSIDE

The strata manager to obtain quotations to clean the dryer vents inside and outside.

d. QUOTATIONS FOR GUTTER CLEANING; WINDOW AND DECK CLEANING

The strata manager to contact MKY Holdings to obtain quotations for having the above work completed.

7. NEXT STRATA COUNCIL MEETING

The next strata council meeting will be held on February 13, 2025 at 6:30 p.m.

8. TERMINATION OF MEETING

As there was no further business before the Strata Council, the meeting terminated at 8:26 p.m.

WELCOME TO MAYFAIR GARDENS

Unit 107 – Deborah Eveline

Unit 205 – Roque & Iris Machado

Unit 210 – Jennifer Morrison

Unit 311 – Bryan Gagne