



HOMELIFE  
ADVANTAGE  
REALTY LIMITED

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**STRATA PLAN NW2912 – MAYFAIR GARDENS  
MINUTES OF COUNCIL MEETING  
MARCH 20, 2024 @ 6:00 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
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](mailto:maxinecampbell@advantagecv.com)

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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 6:05 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 ¾ 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 To SL 01

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 amended the original quote down by \$700.00 to \$2,436.00 plus GST. Strata Manager will schedule date to complete remediation. Notices will be posted.

##### f. SHARK SKIN 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 almost finished conducting research for the replacement of a more efficient boiler system. To date two of three quotes have been received and the third anticipated shortly. Further discussions will be held when all quotations are received.

#### **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 council is seeking Landscaping maintenance quotations as current provider, Grounds Pro has expired, no quote received to date.

### **7. CORRESPONDENCE**

#### **a. STRATA LOT 30**

- Strata Council is looking at options for “dip” in balcony.
- Westside Pest Control have been called and will attend the site on a 20<sup>th</sup> 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 (woodpecker hole) 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.

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## 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](http://NW2912.CA)**

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

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