



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
APRIL 10, 2025 @ 6:00 P.M.
AMENITY ROOM @ MAYFAIR GARDENS**

Council Members in attendance:

Frank Del Bove Orlandi	President
Lisa Del Bove Orlandi	Treasurer
Kim Reeves	Member at Large
Dora Davies	Member at Large
Dennis Galandy	Member at Large

Absent:

Thomas Mazurek	Vice President
----------------	----------------

Guest:

Diane Jones
April Butler

HomeLife Advantage Realty Ltd.

Maxine Campbell – Strata Manager mcampbell@advantagepm.ca

Heather Kennedy – Strata Manager

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 6:00 p.m. by President Frank Del Bove Orlandi with a quorum of council members in attendance.

2. APPROVAL OF THE AGENDA

It was noted that two resident/owners requested to attend the council meeting. They had questions/concerns that they would like addressed by the strata council. The strata council will give an opportunity to ask questions after “New Business”.

It was moved by Dennis Galandy and seconded by Dora Davies to accept the agenda as amended.
CARRIED.

3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD FEBRUARY 13, 2025

It was moved by Lisa Del Bove Orlandi and seconded by Kim Reeves to accept the minutes as presented from the strata council meeting held February 13, 2025.

CARRIED.

4. FINANCIAL REVIEW

a) The financial statements for the period ending February 28, 2025 and March 31, 2025 were reviewed. It was moved by Frank Del Bove Orlandi and seconded by Lisa Del Bove Orlandi to accept the financial statements for the periods ending February 28, 2025 and March 31, 2025.

CARRIED.

b) Invoices -The strata manager received a statement from Cobing Building Solutions. Invoices matching C & C Mechanical were included in the statement. Frank will follow up to confirm that C & C has been taken over by Cobing Building Solutions.

c) Accounts Receivable – The strata council reviewed the receivables report.

5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING

a) **Royal City Fire** completed their inspections February 21st. Two units did not provide access. Kim will follow up with owner/residents to gain access and schedule a return visit.

b) **Saxon Mechanical** provided a proposal for quarterly inspections. This was **TABLED**, pending further investigation.

c) **New Boiler** - Technical Safety provided the “Certificate of Inspection”. A binder with instructions will be provided by Saxon Services. The strata manager will follow up.

d) Quotation:

- Art’s Drywall (large tree roots) and WHMB (remove wall and replace with wooden fence) The strata council is **TABLING** these items for now. They will consider bringing forward when planning the next fiscal year budget.

Heaving sidewalk- Several quotations were presented. The raised sections of concrete pose a tripping hazard and a liability to the Strata Corporation. Due to the emergency situation the Strata Council made a motion to transfer funds from the CRF in order to fund the repair. The strata council reviewed each quotation. It was moved by Kim Reeves and seconded by Dora Davies to approve the Captain Concrete Inc. quotation to repair 17’ of sidewalk in the amount of \$6,930 including GST.

CARRIED.

e) National Air Technologies completed dryer vent on February 28th. 34 units were cleaned both inside and out. 2 units (101) (109) were cleaned from the outside only as one did not

provide access and the other does not use the dryer (flex hose disconnected). No further action required at this time.

- f) Hallway carpet cleaning/replacement- The strata manager will arrange with APT to provide a quotation for cleaning the carpets in the hallways.
- g) Kim provided a report on the quotations she received for carpet replacement; carpet vs carpet tiles vs laminate flooring. Atlanta Carpets \$53,000; Tip Top Flooring \$75,000; and End of the Roll \$51,000; Laminate \$61,000. These quotations are for carpet tiles.
- h) Gutter/window/deck cleaning to proceed in May. The strata council will over-see completion to ensure all windows are cleaned including those over the garage.
- g) There is still a section of the ceiling in the Amenities room that needs to be replaced. The cutouts have been closed with a metal access door. Frank will investigate whether the access door is a requirement or if it can be permanently closed with drywall.

6. NEW BUSINESS:

- a) Elevator Replacement will be considered in the next fiscal budget. Denis will have the quotations received last year updated.
- b) The strata council is considering repairing the 1st floor ceiling with a suspended ceiling system, "Sonoflex". Frank will obtain a quotation from Art's Drywall and Restoration.
- c) The outside wall parallel to the sidewalk requires painting. The strata manager will obtain a quotation from Genesis Painting (Ivan).
- d) Westfall provided a quotation of \$750.00 to clean the garage floor. The strata council has decided to hold off and complete in house.
- e) C & C Maintenance Contract will be adjusted to exclude boiler maintenance. The strata manager will get clarification on the scope of work for the quarterly maintenance program.

Unit owner questions/concerns:

SL 6

What happened to the art that was hanging in the common areas prior to the painting project? The strata council indicated that most of the paintings were rehung after the painting project was complete, but not all, and not necessarily in the same location. This was at the strata council's discretion.

Who has the authority to apply fines? Per the Strata Property Act- Section 130

- (1) The strata corporation may fine an owner if a **bylaw or rule** is contravened by
 - (a) the owner,
 - (b) a person who is visiting the owner or was admitted to the premises by the owner for social, business or family reasons or any other reason, or
 - (c) an occupant, if the strata lot is not rented by the owner to a tenant.
- (2) The strata corporation may fine a tenant if a bylaw or rule is contravened by
 - (a) the tenant,

- (b)a person who is visiting the tenant or was admitted to the premises by the tenant for social, business or family reasons or any other reason, or
- (c)an occupant, if the strata lot is not sublet by the tenant to a subtenant.

SL 30

- Damage to ceiling between unit 101/102. What was the cause of the leak? The rubber gasket in the “ shower valve” was faulty. This has since been repaired.
- Requesting the strata council to put up plastic sheeting to open section of the ceiling until the repair is complete. The strata council is considering several options such as repairing to original or a suspended ceiling option.
- The owner would like to see “owner correspondence” in the meeting minutes. A suggestion was made for window replacement and this was not noted in the meeting minutes. The strata council acknowledged receiving owner’s correspondence. Window replacement is on the horizon. The Strata Corporation does not have the Contingency Reserve Fund to take on this project without having a large levy to owners. The strata council is considering the elevator replacement a priority at this time.
- The drain collar for the downspout is broken on the deck. The unit owner was requested to take a photo and send to the strata council.

7. NEXT STRATA COUNCIL MEETING

The next strata council meeting will be a budget meeting for the 2025/2026 fiscal year. This will be held on Thursday, May 15, 2025 at 6:30 p.m.

8. TERMINATION OF MEETING

As there was no further business before the Strata Council, the meeting terminated at 7:35 p.m.