



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
MAY 22, 2025 @ 10:00 A.M.
AMENITY ROOM @ MAYFAIR GARDENS**

Council Members in attendance:

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

Absent:

Thomas Mazurek	Vice President
Kim Reeves	Member at Large

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 10:03 a.m. by President Frank Del Bove Orlandi.

2. APPROVAL OF THE AGENDA

It was moved by Frank Del Bove Orlandi and seconded by Dora Davies to accept the agenda as amended.

CARRIED.

**3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD
APRIL 10, 2025**

It was moved by Frank Del Bove Orlandi and seconded by Lisa Del Bove Orlandi to accept the minutes as presented from the strata council meeting held April 10, 2025.

CARRIED.

4. FINANCIAL REVIEW

a) The financial statements for the period ending April 30, 2025 were reviewed. It was moved by Lisa Del Bove Orlandi and seconded by Dennis Galandy to accept the financial statements for the twelve-month period ending April 30, 2025.

CARRIED.

b) Invoices – The strata council discussed the outstanding invoices from Saxon Mechanical. The additional invoice for insulation of the heating pipes was itemized separately on the original contract. The repair to the pipe in the amenity room ceiling was unexpected and could not have been anticipated until the inspector brought this to the attention of the strata council that the piping must be upgraded to meet the current codes. The strata manager has been asked to negotiate the cost of this invoice with Saxon.

It was moved/seconded to pay the invoice itemized on the original contract in the amount of \$5500 plus GST.

CARRIED.

c) Accounts Receivable – The strata council reviewed the receivables report. Unit 101 outstanding balance has been sent to collections. The strata manager will reach out to the Strata Corporation's law firm (Hamilton & Co) to obtain the affidavit for signature, required to forward this account to the Supreme Court for collection.

5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING

a) **Royal City Fire** provided a list of deficiencies from the 2025 inspection. It was moved by Lisa Del Bove Orlandi and seconded by Dora Davies to approve and proceed with completing the required repairs.

CARRIED.

b) **Annual Maintenance Contract-** The annual maintenance contract was is with C & C. It contained multiple system checks; boiler maintenance, annual fire inspection, and electrical. Saxon Mechanical has provided a quotation for similar maintenance services. The Strata Council requires additional information prior to making a decision. Quotations are pending from Elite Fire, and Etron Electric.

c) Discussion about large trees will be **TABLED** until the fall.

d) The Sidewalk repairs approved at the last council meeting will be scheduled by the strata manager, with Captain Concrete.

e) APT was approved to clean the carpet at the last council meeting. The amenity room has a party rental scheduled. The strata manager has been instructed to schedule the cleaning after the party.

f) Carpet replacement quotations in the previous meeting minutes were exploratory. This information will be brought forth next fiscal year.

- g) Wall Sconces have been **TABLED** to next year.
- h) Gazebo painting will be completed by volunteers Tom and Ron. This will be done after the pressure washing has been completed.
- i) Pressure Washing- The strata manager will contact MKY Holding to provide a quotation for pressure washing the gazebo and the concrete retaining wall in front of the building off Mayfair Ave. The strata manager will contact Dreamscape Painting to provide a quotation for painting the retaining wall. The Painting is to be completed after pressure washing.
- j) Gutters, windows and deck cleaning has been scheduled for May 29th & 30th. A reminder to owners/residents that windows need to be closed and screens removed.
- k) The strata council would like a quotation for a “Sonoflex” ceiling. The strata manager will provide the contact information to Frank Del Bove Orlandi to BDC Construction directly for small jobs.
- l) A quotation was obtained for \$750 to clean the parkade from Westfall. The strata council has decided to **TABLE** this item.
- m) SL 30 -requires replacement on a drain collar on the deck. The strata manager will contact a local handyman, BDC Construction to complete this smack job.

6. NEW BUSINESS:

- a) CRT- The strata manager will speak with the managing broker regarding the most recent email communication.
- b) List of Arborists- The strata manager will provide Dora Davies a list of Arborists.
- c) The remainder of the council meeting was focused on preparing for the upcoming Annual General Meeting;
 - Careful consideration was made by the strata council when proposing the 2025-2026 Operating budget. The Strata council is proposing to transfer \$24,000 from the current year surplus, split evenly to the operating budget and the Contingency Reserve Fund. In addition to minimizing the proposed strata fee increase it will help to build the CRF reducing the potential levy amounts required for large projects.
 - The strata council is proposing a resolution in preparation for Elevator replacement by Richmond Elevator. The elevator is nearing the end of its lifespan. The current cost to replace the elevator is estimated at \$160,477.00 The Strata council is proposing to fund the project by way of 50% from the Contingency Reserve Fund and 50% from Special Levy. The project would begin in 2026 with an anticipated timeline for completion of 7 weeks.

7. NEXT MEETING

The next meeting will be the Annual General Meeting held Thursday, June 19th, 2025 at 6:00 p.m.

8. TERMINATION OF MEETING

As there was no further business before the Strata Council, the meeting terminated at 12:29 p.m.

** Council would like to remind owners/residents that if you plan to leave the unit vacant for an extended period of time to turn off the main water shut off and arrange for someone to inspect the unit.