



HOMELIFE  
ADVANTAGE  
REALTY LIMITED

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

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**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](mailto:maxinecampbell@advantagecv.com)

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

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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 6:02 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 29<sup>th</sup>, 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.

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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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