



HOMELIFE  
ADVANTAGE  
REALTY LIMITED

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**STRATA PLAN NW2912 – MAYFAIR GARDENS  
MINUTES OF COUNCIL MEETING  
FEBRUARY 13, 2025 @ 6:30 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
Lisa Del Bove Orlandi	Treasurer	Unit 108
Kim Reeves	Member at Large	Unit 209
Dora Davies	Member at Large	Unit 203
Dennis Galandy	Member at Large	Unit 305

**Absent:**

Thomas Mazurek	Vice President	Unit 103
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**Strata Management**

HomeLife Advantage Realty Ltd

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

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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 6:33 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 Frank Del Bove Orlandi and seconded by Dennis Galandy to accept the agenda as presented. ***CARRIED.***

### **3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD DECEMBER 18, 2024**

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 December 18, 2024. **CARRIED.**

### **4. FINANCIAL REVIEW**

The financial statements for the period ending January 31, 2025 were reviewed. It was moved by Dennis Galandy and seconded by Dora Davies to accept the financial statements for period ending January 31, 2025. **CARRIED.**

The strata manager was asked to check the following:

Technical Safety Invoice

Outstanding Reimbursement to Frank

Check Hytec Contract

Year End is April 30; Insurance expires April 1.

Possible Rebate on the Boiler.

### **ACCOUNTS RECEIVABLE**

One-unit owner, has had their account turned over to Hamilton & Co. Lawyers for collection. NO further information is available at this time.

### **5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING**

#### **a. FIRE EQUIPMENT DEFICIENCIES**

The Fire Equipment Deficiencies will be done on February 21.

#### **b. ANNUAL MECHANICAL MAINTENANCE QUOTATION**

Saxon Mechanical has provided a quotation for quarterly a maintenance of the mechanical equipment. The strata council will review the same with Saxon Mechanical.

#### **c. BOILER SYSTEM INSTALL**

The boiler system is complete, and has passed inspection.

The strata manager was asked to contact Saxon Mechanical to get a copy of the Certificate of Inspections; and all the warranties, etc. for the boiler.

There is still a section of the ceiling in the Amenities room that needs to be replaced

#### **d. LARGE TREE ON MAYFAIR PROPERTY**

The strata council has obtained a quotation from Art's Drywall and Renovation and WHBM for removing the existing wall and replacing it with a wooden fence.

#### **e. SIDEWALK HEAVING**

WHBM has provided a quotation of \$ 5,756.00 to replace 17 feet of sidewalk that has become a safety hazard. Other quotations are being sought.

#### **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.

The strata manager will contact APT Carpet Cleaning to provide a quotation for cleaning the carpeting in the hallways.

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

**h. REPLACING WALL SCONES**

Etron Electric will be providing a quotation for replacing the scone lighting fixtures in the hallways.

**i. FIRE DOORS NOT LATCHING**

The door handles on the fire doors have been replaced, to lever type handles.

**j. ELECTRICAL PLANNING REPORT**

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

**k. ENGINEERING FIRM**

Jeff Vermette from WSP Engineering met with Frank and advised that the cracks are common in parkade flooring, and noted they were of no concern.

The strata manager will discuss this matter in more detail with Jeff Vermette, due to further information, as a noted concern.

**l. PAINTING OF GAZEBO**

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

**m. DRYER VENT CLEANING INSIDE AND OUTSIDE**

National Air Technologies will be completing this work on February 28<sup>th</sup>. All owners must provide access.

**n. QUOTATIONS FOR GUTTER CLEANING; WINDOW AND DECK CLEANING**

The strata manager follow-up with MKY Holdings to obtain quotations for having the above work completed in May.

**6. NEW BUSINESS**

**a. BUDGETING FOR 2025/2026 FISCAL YEAR**

The strata council is beginning to prepare for next year's budget, including a review of major upgrades.

**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 7:30 p.m.