



HOMELIFE  
ADVANTAGE  
REALTY LIMITED

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**STRATA PLAN NW2912 – MAYFAIR GARDENS  
MINUTES OF COUNCIL MEETING  
AUGUST 21, 2024 @ 7:30 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
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 [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 7:30 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 Kim Reeves to accept the agenda as presented.  
***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 May 8, 2024.  
***CARRIED.***

#### **4. FINANCIAL REVIEW**

The financial statements for the period ending July 31, 2024 were reviewed. It was moved by Lisa Del Bove Orlandi and seconded by Frank Del Bove Orlandi to accept the financial statements for period ending July 31, 2024. **CARRIED.**

#### **4.1 BYLAW VIOLATION – 6.1 – ALTERATIONS TO COMMON PROPERTY**

Owners involved in painting their suite doors had their fines removed. A further letter was sent to the owners involved in this Bylaw 6 violation, giving each owner the opportunity (21 days) to come and speak to the strata council, outlining why they should not be fined for this violation.

None of the Unit owners involved came forward to discuss this situation with the strata council. It was moved by Dennis Galandy and seconded by Tim Mazurek the at fines be reinstalled.

**CARRIED**

It was moved by Lisa Del Bove Orlandi and seconded by Elaine Derocher, that all owners behind in their strata fees and/or 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 checked by the City Inspector and all was found to be in order.

##### **b. 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.

##### **c. NEW BOILER SYSTEM**

The resolution to replace the boiler system was approved by the owners at the Special General Meeting. Saxon Mechanical will be advised accordingly and the work will eb started as soon as possible. .

##### **d. 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. The strata manager to contact BDC Construction to determine if this is something that he can provide a quotation on.

##### **e. WINDOW CLEANING**

The window cleaning has been completed by MKY Holdings. The strata council was unsure as to whether he had completed the cleaning of the north gutter. (The strata manager contacted MKY Holdings and they advised that they had cleaned the north side gutter as requested.)

**f. INTERIOR PAINTING**

The interior painting is to start in October. As the Special General Meeting earlier in the evening, some owners questioned changing the color. The strata council will look into this; however, the quotation was based on the color remaining the same.

**6. NEW BUSINESS**

**a. SIDEWALK HEAVING**

The strata council will look into having this section of the sidewalk repaired.

**b. CLEANING OF HALLWAY CARPETS**

Cleaning of the hallway carpets will be discussed after the interior painting is completed.

**c. WINDOW REPAIRS/ PATIO DOOR ROLLER REPAIR**

Abbotsford Glass to be contact to replace the rollers on the patio doors at Units 112 and 309.

Abbotsford Glass has replaced the glass in windows at Units 310/107.

**d. PARKADE DOOR MAINTENANCE**

Superior Doors has replaced cables, serviced and tested the operation of the parkade door.

**e. LIGHTING UPGRADE IN AMENITIES ROOM , tested and inspected**

The lighting in the amenities room has been changed to LED.

**f. PAINTING OF EXTERIOR OF THE BUILDING**

Dennis Galandy noted he is checking into a new company called “Spray Net Paint”.

**g. REPLACING WALL SCONES**

Since the building's interior is to be painted, the council is considering replacing the wall scones on each floor now. This will prevent extra painting costs that would arise if the new scones, which may not cover the same area as the old ones, were installed after the painting was finished.

**7. NEXT STRATA COUNCIL MEETING**

The next strata council meeting will be held on October 1. 2024. at 6:30 p.m.

**8. 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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