



HOMELIFE
ADVANTAGE
REALTY LIMITED

**STRATA PLAN NW2912 – MAYFAIR GARDENS
MINUTES OF COUNCIL MEETING
DECEMBER 18, 2024 @ 6:30 P.M.
AMENITY ROOM @ MAYFAIR GARDENS**

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

Absent:

Dennis Galandy	Member at Large	Unit 305
----------------	-----------------	----------

Strata Management

HomeLife Advantage Realty (Central Valley) Ltd

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

**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 6:30 p.m. by President Frank Del Bove Orlandi with a quorum of council members in attendance.

1.1 GUEST BUSINESS – April Butler and Diane Jones

When will the gutters be cleaned? This work has been scheduled for January 2025.

A tree on the corner of Unit 206/306 needs pruning. Grounds Pro will be asked to prune this tree.

Shrubs are being trimmed only at the bottom, they need to be trimmed from the top as they are covering half of the windows. (Dora will do a walk around the building to advise on this situation.)

It was suggested that when a window needs to be replaced, rather than just replacing the glass, the entire window be changed with an upgraded window and a couple patio doors be changed each year.

The strata council will investigate this suggestion.

April Butler handed the strata manager notification of a CRT dispute and left the meeting.

2. APPROVAL OF THE AGENDA

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

3. ADOPTION OF THE MINUTES FROM THE STRATA COUNCIL MEETING HELD OCTOBER 1, 2024

It was moved by Frank Del Bove Orlandi and seconded by Tom Mazurek to accept the minutes as presented from the strata council meeting held October 1, 2024. **CARRIED.**

4. FINANCIAL REVIEW

The financial statements for the period ending November 30, 2024 were reviewed. It was moved by Dora Davies and seconded by Frank Del Bove Orlandi to accept the financial statements for period ending November 30, 2024. **CARRIED.**

ACCOUNTS RECEIVABLE

One-unit owner, has had their account turned over to Hamilton & Co. Lawyers for collection.

One-unit owner, is one month in arrears and is being fined \$50.00 per month. A demand for payment letter is to be sent to this unit owner.

5. BUSINESS ARISING FROM THE PREVIOUS STRATA COUNCIL MEETING

a. FIRE EQUIPMENT DEFICIENCIES

The strata manager was instructed to have Elite Fire provide a quotation on the deficiencies noted in the dry sprinkler system. Their quotation came in \$1,200 less than Royal City. The strata council has also requested a quotation from Saxon Mechanical.

b. ANNUAL MECHANICAL MAINTENANCE QUOTATION

Saxon Mechanical will be asked to provide a quotation of an Annual Maintenance Contract.

c. BOILER SYSTEM INSTALL

The boiler system is complete, and has passed inspection, except for the gas line exhaust line (that was installed incorrectly at the time the building was built). This requires a minor pipe change running through the ceiling of the amenities room.

d. LARGE TREE ON MAYFAIR PROPERTY

The strata council is considering removing the existing wall and replacing it with a wooden fence or putting in a boxwood hedge, to avoid future heaving of any replacement. The second contractor that was contacted, is also unable to do this work. Further calls will be made to find a contractor capable of doing this work.

e. INTERIOR PAINTING

The interior painting has been completed and the strata council was pleased with the work.

f. SIDEWALK HEAVING

The strata council will look into having this section of the sidewalk ground down to prevent possible tripping hazards.

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.

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

h. REPLACING WALL SCONES

Etron Electric will be called to provide a quotation on replacing the scone lighting fixtures in the hallways.

i. FIRE DOORS NOT LATCHING

Abby Locksmith has been asked to provide a quotation to replace the door handles with levers.

j. ELECTRICAL PLANNING REPORT

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

6. NEW BUSINESS

a. ENGINEERING FIRM

The strata manager will contact Jeff Vermette at WSP Engineering to determine what he would charge to have a look at the cracked flooring in the parkade.

b. PAINTING OF GAZEBO

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

c. QUOTATION FOR CLEANING THE DRYER VENTS INSIDE AND OUTSIDE

The strata manager to obtain quotations to clean the dryer vents inside and outside.

d. QUOTATIONS FOR GUTTER CLEANING; WINDOW AND DECK CLEANING

The strata manager to contact MKY Holdings to obtain quotations for having the above work completed.

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 8:26 p.m.

WELCOME TO MAYFAIR GARDENS

Unit 107 – Deborah Eveline

Unit 205 – Roque & Iris Machado

Unit 210 – Jennifer Morrison

Unit 311 – Bryan Gagne