

Hi Lyndhurst H Owners.

The Board is pleased to provide you the mid-year report for 2025. We hope this report finds you in good health, staying safe, and looking forward to a return to Century Village East this coming winter. We have a lot of exciting information to share with you in this report.

Financial Report as at June 30, 2025

We continue to monitor our monthly financial packages closely and have been working closely with Seacrest to correct any problems we find. Year-to-date financials are:

Total income:	\$131,893.34
Total expenses:	\$133,522.79
Net income:	-\$ 1,629.45

Total Assets:	\$294,739.17
Total Owners Equity:	\$ 68,871.78

There were no units in arrears.

A building appraisal was completed by Don Meyler Inspections in March 2025 and the value of our building increased by about 16% to \$9.3 million.

Our Lyndhurst H Website is live

Our website is still a work in progress as we continue to add more information, all unit owners can now access the website and take it for a test drive. If you feel the website is missing information, please let us know.

To Access the Lyndhurst H Website (click on link): <https://cvelyndhursth.com/>

There are two components to this website:

1. **Public:** most of the information (e.g. Home, About Us, Rules Summary, Forms, etc.,) can be accessed without a user name or password.
2. **Private:** if you are looking to access Board minutes, Financial Reports, Parking Spots, Owner Directory, etc., because of their confidentiality, you will need a user name and password. There is only one user name and password for all Lyndhurst H owners to use and it should go without saying that it would be inappropriate for you to share the User Name and Password with non-Lyndhurst H owners.

[Capital letters are important]

User Name: LyndhurstH

Password: Owners##\$447

The Board thanks Alain Levesque for his hard work in developing this website.

We Got a Clean Milestone Study/50 Year Inspection Report

We received a clean report from the Property Consulting Group. No repairs were required; however, the Board did undertake some additional work to prevent future issues with the building structure (e.g. AC lines were extended underground away from the building in the back to prevent water pooling at the base of the building; cable covers in the back were redone to eliminate possible intrusion into the building by pests, bees, etc).

A New Bike Rack Installed

A new, outdoor, bike rack that can handle up to 10 bikes has been installed under the big rubber tree across from unit 1014.

Unit Owner News

The Board welcomes as new residents of Lyndhurst H:

- Sal Schettina (Unit 2013);
- Jean Marie Vitta (Unit 2005)
- Linda and Joseph Zalter (Unit 4002)
- Fernande Boisvert and Jacques LaPalme (Unit 4005)

Other Building News

Your Board completed the following repairs and or improvements to the property during the first 6 months of 2025:

- I. Landscaping (e.g. tree trimming, removal of dead tree, mulch and root barrier installed, etc) and we're currently addressing some watering coverage issues with Master Management,
- II. Sidewalks towards Lyndhurst H and Lyndhurst I are being worked on with Master Management,
- III. Fire Extinguishers, Fire Standpipes, Fire Alarms and the Elevator were inspected and some minor corrections were needed to pass their inspections, which they did,
- IV. Minor building repairs were completed to the centre handrail, catwalk, and building,
- V. Our approach to Service and Emotional Support Animals was updated, and
- VI. Parking lot bumpers and lines were painted,

My Last Word

At the July 3, 2025 Board Meeting I announced that the July 30, 2025 Board Meeting would be my last Board Meeting as your President and that my last act would be to issue this mid-year report. At the July 30th meeting, the Board appointed Alain Levesque as President and, to ensure a smooth transition, I will remain on the Board as the Vice-President until the end of my term.

Cliff
Clifford Prupas

President, Lyndhurst H
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