

# **Board Talk**

## **YRCC 616 - Observatory II**

### **March 2020**

#### **Management Office**

During the covid-19 pandemic until further notice the Management Office will only be open 2 days per week:

**Monday & Thursday – 9:00 AM to 1:00 PM**

to ensure that essential condominium business, including paying bills, continues.

For you and our Property Manager Wilma D'Souza's protection **please call or email instead of visiting**. Telephone messages and emails will continue to be checked regularly including when the office is closed. If a visit is absolutely essential you must call ahead of time to schedule it.

#### **Actions Taken at 33 Weldrick**

All common amenity areas will remain closed until further notice. This includes the Card Room, Billiard Room, Exercise Room, Change Rooms, Saunas, Swimming Pool and Whirlpool. Additionally, all Guest Suite reservations and Party Room bookings are cancelled until further notice.

All Social activities are cancelled, again until further notice. This includes Euchre, Yoga, Board Games, Movie Night, Coffee Morning, Swim Group and all "Exercise for Seniors" classes. We will post notices when these will be allowed to resume.

Door handles, automatic door activators and elevator push buttons continue to be sanitized regularly. Try not to touch them directly. Use a key, your fob, covered hand, elbow, etc., whenever possible.

#### **What Can You Do?**

As regularly advised by various government agencies follow these safeguards:

- ✓ Wash your hands with soap and water for at least 20 seconds often especially when you return home
- ✓ Use hand sanitizer when washing is not possible
- ✓ Avoid touching your face with unwashed hands
- ✓ Cough or sneeze into your elbow or a tissue and dispose of the tissue properly
- ✓ **Maintain "Physical Distancing"** of 4-8 feet (1-2 metres)
- ✓ Self-isolate for 14 days if you've just returned from an out of the country trip
- ✓ Clean and sterilize countertops, doorknobs, faucets and other frequently touched surfaces but **do not toss the disinfectant wipes, paper towels and other paper products used into the toilet**. We don't want any floods.

Additionally, at 33 Weldrick:

- ✓ Maintain "Physical Distancing" when on the elevators, i.e. **do not get onto an elevator that is already occupied or get off if the elevator becomes "too crowded"**. The extra time this takes could help keep you safe.
- ✓ Keep the number of visitors coming into the building to a minimum. This excludes caregivers, support workers, delivery personnel and family helpers.

## **Building Maintenance and Operations**

Essential building maintenance will continue. Discretionary, non-urgent services will be rescheduled or possibly cancelled:

- ✓ In-suite Fan Coil maintenance that was scheduled to start March 24<sup>th</sup> will be rescheduled to a future date
- ✓ Painting the pool interior that was scheduled to start March 23<sup>rd</sup> will be rescheduled to October, November or next year. We did not want to start this 4-5 week project and have it stopped before it was fully completed by changing pandemic conditions
- ✓ Decisions regarding other non-urgent services will be made as they become due.

**Alex, our Superintendent, and Alba, our cleaner, will continue providing their services. Please respect their personal space and maintain “physical distancing” when talking with them.** We will try to keep the building as clean and sanitized as possible.

## **2020-2021 Budget & Fee Schedule**

The Board of Directors and Management met on Thursday, March 19<sup>th</sup> and approved the updated Reserve Fund study and 2020-2021 Budget & Fee Schedule. Both are mandated by the *Condominium Act*. The budget was prepared over the last few months and includes a fee increase. It does not allow for the potential negative impact of higher costs due to the covid-19 pandemic, especially as we’re all staying home much more. Electricity, gas and water consumption, and therefore costs, will all likely increase. The budget does include a small contingency for unexpected costs.

The budget was emailed to Owners who have agreed to electronic service and delivered door-to-door to resident owners who have not agreed to electronic service. Copies were mailed to non-resident owners who have not agreed to electronic service. If you did not receive your copy please call or email the Management Office so another copy can be sent or delivered to you.