

Board Talk

YRCC 616 - Observatory II

June 2020

33 Weldrick & Covid-19

A thank you to everyone as we live through social distancing in response to the Covid-19 pandemic. A couple of notes and reminders on this:

- Visitors are not banned. However, per legal advice, we **do** recommend that all owners and residents continue to curtail visitors to their respective units to protect fellow residents.
- Social distancing is **the responsibility of everyone**.
- Masks help limit transmission. **Please wear one where social distancing is not possible.**

Facilities & Covid-19

By way of update since the last *Board Talk*:

- The BBQ is available for use. Chefs must clean surfaces before and after use. Social distancing must be maintained.
- The tennis court will open as soon as repairs to the surfaces have been made. Tennis players will be required to adhere to a code of coronavirus conduct, and sign a document acknowledging their risks and obligations.
- The Guest Suites will again be available for rental. They may not, however, be occupied by persons subject to a mandatory coronavirus 14-day quarantine. Other issues and requirements will be discussed with residents at the time of booking.
- The Management Office will return to regular hours starting July 6th. Communication by telephone or email continues to be preferred but if you must visit you must call ahead of time and remember, **face masks MUST be worn when visiting the office.**

The Billiard Room, Exercise Room and Pool & Change Rooms will remain closed until further notice for reasons previously given.

Noise

Noise continues to be a source of annoyance to many residents, and of complaints to Management and the Board. Please consider your neighbours: keep noisy activities to a minimum, especially later in the evening. These might include walking or running on hardwood floors, moving furniture, music and/or television played at elevated volume, dishwashers, washers and dryers, and bathroom exhaust fans. Please be a good neighbour and turn these off or down after 11:00 PM.

Please also ask your visitors, when leaving above-ground parking spaces late at night to not stand around **talking** noisily, **idle** their engines, or leave their **headlights** on. These are disturbing for residents living at the front of the building.

Insurance

The Board has renewed the Corporation's insurance policy. Our deductible for water damage remains at \$10,000. Please ensure that your Comprehensive Condominium Home Owner policy covers water damage up to \$10,000. Failure to do so may leave you liable for costs to other units should any damage originate from your unit.

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Smoking

Smoking – whether tobacco or marijuana – is **forbidden everywhere** on the property: on the grounds, in parking garages, in above-ground parking spaces (inside vehicles *included*), all common areas, inside suites (with grandfathered exceptions), and on exclusive use common areas, i.e. balconies and patios. This rule – in effect since the 2018 changes to our *Rules and Regulations* – is **regularly flouted**, with complaints received from residents who are disturbed by the smell of tobacco and marijuana smoke infiltrating their suites through open windows. To ensure compliance the Corporation is taking steps to **identify** offenders.

Mail Room

Renovation of the Canada Post side of our Mail Room will commence soon. There will be no mail while this work is being completed. Canada Post will remove all uncollected mail on the Monday before the work starts and return it, along with any new mail, on the Friday of the same week. On the Tuesday through Thursday, while the work is being completed, residents who so desire, may pick up their mail at the local Canada Post outlet. More details including the start date of this work and where to pick up mail will be provided before the work starts.

Annual General Meeting (AGM)

The date of our AGM has been set as Thursday, October 22, 2020. Assuming that larger gatherings will be permitted and in the expectation that social distancing will still be in effect at this date, we are considering the following:

- The meeting will be held in the Card Room as usual but seating will be limited;
- The Party Room will be open as an overflow meeting area with an audio and video link to the Card Room. Seating will also be limited;
- Owners with computers and Internet connections will be encouraged to participate from their units via the same audio and video link which will, most likely, be via “Zoom”;
- Owners unable to attend will be encouraged to submit their proxy.

We expect that these arrangements will allow for a quorum, allow participation by those without computers and Internet, and **be safe for everyone**. More details will be provided closer to the date.

Plumbing & Covid-19

Recognizing that you can't always get them in times of pandemic, disposable wipes are still a threat to our plumbing. Nine out of ten products identified as flushable do not meet standards. Wipes can either wrap around and damage equipment or create sewer line blockages. They don't break down like toilet paper or human waste. They clog sewage systems. Please do not flush wipes. Dispose of them in your garbage. Repairs and drain unblocking is preventable and could be costly to you.

Annual Plan for June 2020

- AGM date set
- Insurance renewal completed
- Sealed window unit replacement measurement has been completed, installation is pending – affected suites will be advised.