

# Board Talk

## YRCC 616 - Observatory II

### July 2020

#### COVID-19 and 33 Weldrick

##### Face masks:

**FOR EVERYBODY'S PROTECTION YOU MUST WEAR A FACE MASK WHEN VISITING THE MANAGEMENT OFFICE.** Also, as a courtesy to Wilma, please call before visiting. As a general practice, we recommend that you wear a face mask when the 2-metre physical distancing health department requirement is difficult or not possible, especially on the elevators and in the corridors. Let's continue to work together to keep everybody safe.

##### Amenities:

Due to the continuing Ontario Government and York Region Health Department physical distancing requirement the **Billiard Room, Exercise Room, Change Rooms and Pool remain closed.** We continue to monitor and comply with directives and will post notices as new information becomes available. **Please check the MaxTv screens for updates.** Remember, you can also access the MaxTv notices from the Corporation's website, [33weldrickroadeast.com](http://33weldrickroadeast.com).

#### Air-Conditioning System

The emergency repair to the cooling tower the late evening of Tuesday, July 7<sup>th</sup> was completed successfully and in substantially less time than anticipated. The defective bearing causing the excessively loud noise was replaced without difficulty. We had allowed for a "worst case" scenario that did not materialize.

We have two defective 3-way valves to replace and 2 new shut off valves to add to the closed loop heating and air-conditioning water circulation system. One of the 3-way valves is creating the disturbing noise that some of you are hearing. This will be resolved with the replacement. This work is substantially more extensive than the recent repair and will require an 8-12 hour air-conditioning shut down. It will be completed later this year.

Many of you have noticed that your fan coil units ran longer than normal during the many days when the outside temperature was above 30°C. This is normal. The air-conditioning system continues to perform as it was designed.

#### Smoking

Smoking – whether tobacco or marijuana – even though **forbidden everywhere** on the property **continues to be a problem.** Residents continue to experience smoke coming into their suites through their windows, likely from other residents smoking on their balconies. As you know, smoking is prohibited on the grounds, in the parking garages, in the above-ground parking spaces (including inside vehicles), in all common areas, inside suites (except those grandfathered), and **on exclusive use common areas, i.e. balconies** and patios. To ensure compliance the Corporation is taking steps to **identify** offenders. Legal action will be taken as offenders are identified.

### **Water Damage Insurance Deductible Increased**

Contrary to what we told you in the June edition of *Board Talk*, our **water damage deductible was increased to \$25,000 effective June 30<sup>th</sup>**. This is an insurance industry initiative that has, or will when they renew their policies, be the minimum for all multi-unit, high rise residential buildings in Canada. Buildings with water damage insurance claim histories may be assessed even higher deductibles. Our agent told us that they have buildings with an industry imposed \$100,000 deductible!

The \$10,000 deductible that we had for many years is no longer available from any insurance carrier. The insurance industry considers water damage a more serious problem than fire!

As a result of the above, we strongly urge you to check with your insurance broker and **ensure that your "Comprehensive Condominium" policy covers you for water damage up to \$25,000**. Failure to do so will leave you liable for the cost of repairs to your suite, common areas and other suites should the damage originate from your suite. The Corporation's insurance certificate showing the revised deductible will be sent to all owners in August. If you require a copy earlier or have questions please call or email the Management Office at 905 737 7450 or yrcc616office@gmail.com.

### **Annual General Meeting (AGM) – IMPORTANT UPDATE**

In the last Board Talk we indicated that our AGM would be held on October 22. **The meeting will not now take place on that date.** We have a legal view that until the COVID-19 "State of Emergency" is over we cannot hold an in-person AGM. In deference to owners without Internet-connected computers we would prefer not to hold an online meeting.

The AGM must, by current Ontario legislation, take place within ninety days following the end of the COVID-19 "State of Emergency" and will be announced in due course.

In October we will provide the information that would have been delivered at the AGM in the President's Report. We hope this will help to keep owners informed and allow you to ask questions. The information will be delivered electronically to those of you who have signed up (forms are available in the Management Office if you want to sign up) and delivered in hard copy to those of you that have not.

The 2019-2020 Audit Report, approval of the Minutes of the 2019 AGM, and the election of Directors will be deferred.

### **Garage Washing**

The contractor that we normally use for garage washing is not available this year due to the pandemic. Most of his employees are from out of the province and are unable/unwilling to travel to Ontario. Alternative arrangements have been made with a local contractor but the work cannot be completed until September/October. Notices will be delivered and posted when the dates are confirmed.