

# Board Talk

## YRCC 616 - Observatory II

### October 2020

#### AGM Reminder

Because of the impossibility of holding an in-person Annual General Meeting, the Board, with legal advice, has postponed the Annual General Meeting which would usually have been held in October. It will now be held virtually on Thursday, **January 28, 2021**, at 7:00 PM. The meeting will be moderated by *getQuorum* (<https://www.getquorum.com/>). Their web site will give a sense of what to expect. Those of you without computer/internet access will be able to attend by telephone connection and participate to the extent possible in audio only. Owners should expect to receive the "Pre-notice and Call for Nominations to the Board" after December 29<sup>th</sup> and the final "Notice of Annual General Meeting" after January 11<sup>th</sup>, 2021.

#### New Bylaw

A new bylaw will be presented at the AGM to allow for future Owner meetings to take place virtually. The change to a virtual format for the January 2021 AGM is provided for in the Ontario Emergency Legislation.

#### COVID-19 and 33 Weldrick

York Region Covid-19 Health Regulations require that **face masks** or face coverings **must be worn** in condominium common areas. This includes P1 and P2 parking areas. The two metre (six foot) social distancing rule is always recommended.

Please be assured that Management and the Board check both the City of Richmond Hill and York Region COVID-19 website updates regularly to ensure that we remain compliant with all directives regarding this pandemic.

#### Workshop

A new, larger sink will be installed in the workshop on the P1 level. This should make it easier for residents needing to clean large items like car mats. As always, we rely on residents, who use the Workshop, taking responsibility for keeping the workshop clean and tidy. If you use the workshop, please leave it as clean, or cleaner, than you found it. This will be appreciated by all users.

#### Exterior Work

The circular planter in the driveway loop opposite the front entrance has been rebuilt and now looks great. This was done as part of our Fall landscaping activities.

The roof of the gazebo at the back of the building has been repaired and the interior of the gazebo stained. It's now set to weather several more winters.

Our thanks to our contractors for two good jobs.

## **Interior Work**

In the last month, the garage has been washed, windows cleaned, and hallway carpeting shampooed.

## **Fire & Life Safety Device Inspection**

The annual fire and life safety device inspection was completed in mid-October. This included all smoke detectors, heat detectors and fire panel speakers in individual suites and all common areas. Follow-up to replace any defective devices will take place in November. Suites affected will be advised in advance.

## **Thanksgiving Food Drive**

We thank everyone for their contributions to the Richmond Hill Community Foodbank. Your generosity allowed us to send them a substantial donation.

## **Smoking**

Smoking – whether tobacco or marijuana – is **a continuing problem, and appears to be getting worse as the colder weather arrives**. Residents report suffering from smoke coming into their suites through their windows, likely from other residents smoking on their balconies and a number of residents have complained about smoke, and marijuana, smell in the corridors. If you are “grand-fathered” to smoke in your suite please keep your suite door closed while you’re smoking, use an air cleaner and use your kitchen and bathroom exhaust fans while smoking. **Please remember that smoking marijuana is prohibited anywhere on the property, including in suites.**

Smoking is prohibited everywhere on the property: the grounds, P1 and P2 parking garages, parking spaces in visitor parking both underground and above ground, including inside vehicles, in all common areas, inside suites (except those grandfathered), and **on exclusive use common areas, i.e., balconies and patios**. Please ensure that your visitors, and any service people that you hire, are aware of our rules as well.

## **Mail Room**

By the time you receive this, work on refurbishing the Canada Post side of the Mail Room will be complete and **mail service will resume on Monday, November 2<sup>nd</sup>**. Thank you for your patience during the stoppage.

## **November Management Plan Activities**

Move BBQ to winter storage – weather dependent

Put up Seasonal Decorations and Lights in the lobby and outside – end of November

Schedule inspection of CO detectors on P1 and P2 - pending