

Board Talk

YRCC 616 - Observatory II

December 2020

Our condominium remains one of the most prized condominiums in Richmond Hill in which to reside. With the maturity of the building comes the recognition that its structural and mechanical health must be maintained and updated to continue to hold its fiscal value for all owners. Following is a list of this year's accomplishments including structural and mechanical upgrades.

A Retrospective Look at 2020 in Our Condominium

Abandoned bicycles were removed from the lockup leaving more space for the remaining bicycles which were re-registered and re-tagged.

Domestic hot water recirculating valves were replaced. Defective valves were subsequently replaced by the contractor under warranty.

The Canada Post side of the Mailroom has been refurbished.

The building exterior was surveyed by drone to allow our engineers to prepare RFPs for exterior brick and balcony restoration work.

Five heating and hot water boilers were cleaned and inspected.

Two triple duty valves were replaced at the main HVAC system pumps.

Whirlpool auto fill mechanism and several pipe leaks were repaired.

Swimming pool interior was resurfaced.

A new, 3-year natural gas supply contract, effective January 1st was signed at a lower rate than our current supplier.

The gazebo interior was refreshed and the roof was repaired.

Fluorescent lights above suite doors were replaced with energy-efficient LEDs.

As well as these endeavours, there is an annual maintenance plan which is followed by the Superintendent, Management, and the Board of Directors to ensure that all elements of the condominium are inspected regularly and that maintenance, repairs, and/or replacements are completed cost effectively as necessary.

We also have service contracts which ensure the safe and efficient operation of the elevators, life safety equipment, and HVAC systems. Landscaping, snow removal, fitness, pool, and, of course, housekeeping contracts ensure that the overall aesthetics and cleanliness of the building and grounds are maintained satisfactorily.

Environmental Committee

We again thank the volunteers of the Environmental Committee for their dedication in taking our hazardous waste, which is collected in the Workshop on the P1 level, to the recycling depot. The committee members are: Carol McCormick, Gayle Haring, Bruce Locke, Jim Lyle, Tim Paterson and Ali Nikouyan. Thank you.

Board Talk is published monthly by the Board of Directors

AGM

The Annual General Meeting will be held virtually on Thursday, **January 28, 2021**, at 7:00 PM via *getQuorum* (<https://www.getquorum.com/>). The "Pre-Notice and Call for Nominations to the Board" has been emailed, hand delivered or mailed to all Owners. The "Notice of Annual General Meeting" will be sent out in early January.

The Superintendent's Suite

Alex's suite is his private residence. **Please respect his privacy by not knocking on his door.** If you need him, please call him at 416 648 8735, the mobile phone which is carried by Alex when on duty and by the Relief Superintendent at other times. Alex, Management, and the Board very much appreciate your consideration in this matter.

Noise Complaints

With so many of us spending so much more time at home, it is unsurprising that we are more sensitive to noise. Indeed **complaints have continued and have increased.** Noise comes from two main sources: household and renovation. In consideration of your neighbours, please keep household noises to a minimum, especially after 10 PM. Some renovation noise is inevitable but is required to be kept to between 9 AM and 5 PM, Monday to Saturday.

Card Room

In accordance with the current pandemic regulations, the Card Room is once again closed.

Plastic Bags & Waste Disposal

Plastic bags in green composting and blue/cardboard recycling bins are considered contamination. Plastic bags, regardless of their contents, must go into the regular garbage bins and nowhere else. Recycling does not need to be bagged. Compost must be in compostable bags.

Smoking

Smoke smells from "grandfathered" smokers in the building occasionally find their way into hallways and are objectionable to other residents. "Open cell" weather stripping around suite doors may provide a remedy but must not impede the suite door's ability to self-close, a fire regulation requirement.

Except for "grandfathered" smokers smoking in their suites, smoking is prohibited everywhere in our building and property. This includes balconies. Please respect your neighbours.

***We wish everyone a Happy, Healthy and Prosperous 2021.
(It can't be worse than what we've just endured.)***