

Board Talk

YRCC 616 - Observatory II

January 2021

AGM

Our Annual General Meeting took place on Thursday, January 28. The format, online via Zoom and hosted by GetQuorum, was a new experience for all of us. Despite this, it went forward fairly smoothly. Significant business included the acclamation of two directors, Lois Kay and Steffen Herrnsdorf, to further three year terms, and the approval of a new by-law, which allows the Corporation to hold its meetings electronically if necessary even as we would prefer in-person meetings – such a time will come again.

We thank all who participated, our minute taker, Brenda Elworthy, our lawyer, Greg Marley, our auditor Christina Ajith-Brandford, Angela and Chantal at GetQuorum, and Wilma, our Property Manager for the work she did in preparation.

Noise

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 increased**. Noise comes from two main sources: household and renovation. In respect of household noise, please keep it to a minimum, especially after 10 PM. With respect to renovation noise, the Board has decided that **no renovations that might be expected to be noisy** will be approved until pandemic restrictions are lifted. Renovations that are not expected to be noisy, for example painting, will be approved and may proceed. Work is still restricted to between 9 AM and 5 PM.

Food Bank

We have received a letter of thanks from the Richmond Hill Community Foodbank for donations received leading up to the holiday season. Copies of the letter are posted on the bulletin boards in the Mail Room and P1 and P2 elevator lobbies. We thank Lois and Derek Kay, the organizers of this initiative, and to all who donated.

Recreational Facilities

In accordance with the current pandemic regulations, all recreational facilities remain closed.

Plastic Bags & Waste Disposal

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

Weekend Relief Superintendent

Javier, our long-time weekend Relief Superintendent has left the employ of our housekeeping company to pursue another opportunity. We welcome Fernando, who started on January 30th, to this position.

Sealed Unit Window Maintenance

This spring, if pandemic restrictions allow it, we will again be undertaking window maintenance. There are three parts to this:

Firstly, we need to know what work needs doing. If any of your window panes have broken seals indicated by cold weather visible condensation between the panes, they may need replacing. If so, please mark each pane in the corner with a piece of tape, fill out an *In-Suite Maintenance Request Form* available in the mailroom, and leave it in the Management Office mail box by March 31. Screens requiring repair should be listed on the same form. Sliding doors and sliding windows are not sealed units. Condensation between these windows is normal. Do not list these windows for replacement.

Secondly, once we know what work is needed, our window contractor will visit to take measurements. We will give you notice of that date. Security will accompany the contractor when he enters suites.

Lastly, when replacement panes are ready, our contractor will visit to install them. We will give you notice of that date. Again, security will accompany the contractor when he enters any suites. Screen repairs will be completed as soon as weather and restrictions permit.

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 a suite door's ability to self-close, a fire regulation requirement.

Except for "grandfathered" smokers smoking in their suites, smoking is forbidden everywhere in our building and property. Legal remedies will be pursued against offenders.

Language

The Board and Management speak only English. Some residents speak no English. If you speak no English and need to communicate with the Board or Management, please bring along someone who can translate. Alternatively, please e-mail your concerns in your native language **and** include a translation through, for instance, Google Translate.

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Правление и руководство говорят только на английском языке. Некоторые жители не говорят по-английски. Если вы не говорите по-английски и вам нужно общаться с правлением или руководством, пожалуйста, возьмите с собой кого-нибудь, кто может переводить. Или же отправьте электронное письмо на своем родном языке и включите перевод, например, с помощью Google Translate.