

Board Talk

YRCC 616 - Observatory II

July 2021

Changes in Your Board of Directors

We thank **Jane Robertson** for her service on the Board of Directors since her election in October 2019. She resigned at the beginning of July.

We thank **Marg Hall** for agreeing to be appointed to the Board of Directors. She will serve out the remainder of Jane's term which ends at our upcoming AGM in October.

Amenities & COVID-19

As Ontario has entered Stage 3 of its provincial reopening plan we are able to make some small changes to the use of our amenities though most will remain unchanged. We will re-evaluate this following the end of Stage 3 which is expected to be in August.

Guest suites will be available for rent from August 1. Cleaning requirements require that they remain unavailable for three days between each booking.

The tennis court, barbecue and pool patio lounges are available for use. Masks and social distancing (6 ft / 2 m) are still required. Hand sanitizer is available at the BBQ, around the court and at the entrance to the pool patio.

Indoor amenities – the Party Room, Card Room, Billiard Room, Exercise Room and Pool – remain closed. Having looked at Ontario's Health and COVID-19 regulations and sought legal opinions, we do not believe we can currently satisfy the requirements for reopening.

Recycling – Signage & Locations

We are in the process of updating recycling signage. This will clearly indicate where various kinds of recycling may be disposed of. The overriding primary rule is **NO PLASTIC BAGS IN ANY OF THE COMPOSTABLE OR RECYCLING BINS.**

Following a request from the Environmental Committee volunteers, hazardous liquid, energy efficient light bulb and fluorescent tube disposal will remain in the P1 Workshop.

Exterior Brick Work & Balcony Remediation

Our consulting engineers have confirmed that the brick masonry and exterior sealants (around windows) are in serviceable condition and that the anticipated extensive repairs that we had expected to start this summer can be deferred. Similarly, the structural integrity of the balconies is such that the repairs and remediation, also anticipated to start this year, can be deferred.

The work that is required is repairs to brick masonry around exterior building doors on the ground floor, removal of loose concrete and parging on the roof parapet wall and a visual inspection of the support posts on balconies. This work will be completed later this year. Notices will be posted when the work starts and a "Notice of Entry" will be issued when the engineers are ready to inspect the balcony posts.

In-Suite Plumbing Inspection

As mentioned in the June issue of Board Talk, in order to minimize future in-suite plumbing incidents, the Board has arranged to complete a plumbing inspection in all suites. This will involve checking all water shut-off valves, washing machine, dishwasher and toilet shut-off valves, visible water supply lines, sink, bath and shower faucets, under sink "P" traps, visible drain pipes, etc. A check list will be completed for each suite and a copy will be provided to the resident.

Final scheduling is still being worked out but the inspections are now expected to take place in mid to late August or early September. A "Notice of Entry" will be issued and security personnel will accompany the contractor where residents are not at home.

Following the inspection, Management will follow up with Owners regarding recommended repairs to identified deficiencies. We hope to offer bulk pricing of repairs that are the responsibility of Owners.

Smoking & Enforcement

Management and the Board of Directors **continue to receive almost non-stop complaints about, or find evidence of, smoking in suites, on balconies and on the property.** Residents, and/or their guests or contractors, are:

- Smoking on balconies;
- Flicking cigarette butts off balconies;
- Allowing cigarette ashes to blow off balconies onto other balconies;
- Smoking marijuana in suites, on balconies, and in P1 and P2.

Besides being inconsiderate and potentially dangerous behaviours, and in some cases against City of Richmond Hill bylaws, all of these activities are **in violation** of the Corporation's **Rules & Regulations**, and **annoy, disturb, and offend** many residents.

To reiterate, the Rules & Regulations forbid the smoking of tobacco anywhere on the property including outdoors, on balconies, in common areas, in the parking garage, and in stairwells. "Grandfathered" smokers may only smoke inside their suite. **Smoking marijuana is forbidden everywhere, including in suites, without exception.**

The Board of Directors has a legal duty to enforce the *Rules & Regulations* and has already taken legal action against one offender who incurred legal fees of approximately \$1,000.

The Board will **take similar action** against any other identified **offenders**.

Annual Plan for August

- Mail 1st quarter periodic information certificate (CAO requirement)
- Schedule fall roof maintenance
- Schedule emergency generator semi-annual load test - completed
- Schedule fan coil unit fall / winter service & inspection
- Complete suite door closer inspection