

# **Board Talk**

## **YRCC 616 - Observatory II**

### **October 2021**

#### **Food Bank**

The *Richmond Hill Community Foodbank* has expressed their thanks to residents who contributed to our Thanksgiving food drive. The Board thanks the members of the committee for their management of the drive.

We plan to hold another food drive in the season leading up to the Christmas Holidays.

#### **Repair to Main Sewer Line**

This work remains outstanding although temporary measures have contained the leak. The work will be rescheduled when weather tends to be drier and a notice will be sent out. This will be major and – as can be imagined – unpleasant work for those involved. It is therefore **absolutely essential that no resident flush anything at all down any drain on the day the work is being completed.** We strongly recommend that if possible you go out on that day.

#### **Heating Switchover**

The heat came “ON” on October 21. If you haven’t already done so, please set your thermostat on “Heat”. Leaving the setting on “Cool” will cause the fan coil unit to run continuously, your suite to possibly overheat, and energy to be wasted.

#### **Amenities & COVID-19**

As you are no doubt aware, the Swimming Pool and Exercise Room reopened last month with limited and controlled access. This appears to have been welcomed and is working well.

Guest suites are available for rent with some limitations. The “fallow” time between bookings has been reduced from three days to one and a half.

The **Card Room, Party Room, and Billiard Room will reopen on Monday, November 1.** Restrictions are posted on their respective doors. Hosts booking the Party Room are responsible for ensuring that only invited guests attend, that they are recorded for contact tracing purposes, if necessary, and that they observe pandemic protocols. Whether hosts require their guests to provide proof of double vaccination is at the discretion of the host, although it is highly recommended.

Masks and social distancing are still required. Hand sanitizer is available.

Please be reminded that, except for the Party Room and Guest Suites, **facilities are currently open to residents only.**

The Tennis Court, barbecue, and pool patio lounges are, or will soon be, closed for seasonal rather than pandemic reasons.

## **Plumbing Inspection**

The Board has received a report from our contractor following the in-suite plumbing inspection carried out at the end of August/beginning of September and has approved work to address the items that are the responsibility of the Corporation. A range of deficiencies was identified that are the responsibility of Owners. The Board and Management will contact those owners in due course.

Water damage is a major risk for any high-rise building and a major factor in the cost of insurance. We hope that by pro-actively addressing the potential for such damage we can mitigate both.

## **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;
- Smoking marijuana in suites, on balconies, in P1 and P2, and in stairwells.

These behaviours are **inconsiderate and potentially dangerous**, in some cases against City of Richmond Hill bylaws, and continue to **annoy, disturb, and offend** many residents. All are **violations** of the Corporation's **Rules & Regulations**.

The *Rules & Regulations* forbid the smoking of tobacco, and vaping, 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** as other **offenders** are identified.

## **Parapet Wall Repairs**

Necessary repairs to the parapet wall (the wall around the roof at the top of the building) will be completed over the next few weeks. This work is being done by crews working from swing stages suspended from the building. Please ensure that your blinds are closed for privacy when they go up and down in front of your windows.

## **Management Plan**

- Remove Barbecue to Winter Storage - pending
- Put up Interior Christmas Trees & Decorations (including Vestibule) - pending
- Put up Outside Christmas Tree - pending
- Semi-Annual Fall Inspection of CO Detectors in P1 & P2 - completed