

## Board Talk

March 2023

### Property Manager

Our Property Manager, Wilma D'Souza tendered her resignation to our management company, Canlight on Monday, March 27. She has secured a new position much closer to her home. We wish her every success in her new position. We shall miss her presence in the Management Office.

Canlight is working with the Board to eventually fill the position on a permanent basis.

We hope to welcome Sonia McKenna as an interim Property Manager on Monday, April 3.

### Rogers Ignite TV, Internet, and Home Phone

An important reminder that the old legacy Rogers Netbox TV/Home Phone **stops working on May 1**. Call **1-855-759-5856** to arrange for your upgrade or for technical issues. Make sure you remind them that you are on a bulk contract in which TV and Internet services are **unbundled**.

Director Jim Lyle has created a full list of channels *actually available* from Rogers in our building. Copies are available from the Management Office, or online as a PDF file:

<https://33weldrickroad.com/ignite-tv-guide/>

### CHATS

CHATS, Community Home Assistance to Seniors offers a number of services to older adults, for example: Meals on Wheels, *Lifeline*, Maintenance Services (minor condo repairs), House Cleaning, Cooking, and much more. We have arranged for CHATS to make a presentation of their services on Thursday, April 20th at 2:00 p.m. in the Card Room.

### Lock Box Cabinet

All lock boxes have been removed from the railing by the aboveground parking lot. If you are listing or renovating your apartment, please let your real estate agent or contractors know that they should use the Lock Box Cabinet located by the moving room doors to the north of the main entrance.

Residents who use *LifeLine* or similar emergency alert services must register with the Management Office.

### Pickleball

A suggestion that we allow pickleball on the tennis court has been received. The Board is open to the suggestion. If we see evidence of sufficient demand we will move to paint appropriate lines on the court. We will not however make changes to the net height. In the meantime, pickleball players are welcome to reserve the court on the same basis as tennis players.

### Rule of the Month – Rule No. 21g

Tennis & Shuffleboard Courts. Hours: 9:00 a.m.–dusk. Restricted to residents and up to three accompanied guests. Children under seventeen must be accompanied by an adult. No food is permitted. Beverages, in unbreakable containers, are permitted. Proper tennis or rubber soled shoes must be worn by everyone on the court, including spectators. Playing time, if others are waiting, is limited to sixty minutes beginning on the hour.

### Rules and Regulations

The Board of Directors is in the process of updating the Rules and Regulations for our condominium. We expect to publish in April.

## Switchover from Heating to Cooling

The switchover from heating to cooling is tentatively scheduled for the first week of May. The process takes a few days. It is almost inevitable that we have chosen the wrong date. We've chosen an earlier date on the basis that it is easier to warm a cool apartment than cool a hot one. A notice will be sent out confirming the date and reminding residents to change their thermostats for the cooling season.

## Garage Doors

Sensors on the main garage door and the residents' parking entrance door have been replaced. These sensors stop the doors descending **on contact**. Engineering cannot eliminate momentum and lag. Doors remain open for 45 seconds after opening. Please therefore always use your garage door opener when entering our underground parking as you cannot otherwise know how much of that 45 seconds of an already open door remains.

## What to do in a Fire or Flood

If there is a fire, call **911 and pull one of the Fire Alarm Pull Stations**. Do **not** use the elevators.

If there is a flood or water leak **during the Superintendent's on-call hours**, call his number, **416-648-8735**. The Superintendent is on call:

Monday – Thursday  
6 a.m. – 10 p.m.

Friday  
6 a.m. – 6 p.m.

Saturday, Sunday and Statutory Holidays  
8 a.m. – 4 p.m.

**At all other times**, call **905-625-1522**, the Management Company's emergency number.

## Issues and Concerns

The Directors ask that if you have issues or concerns that you please submit them in writing:

either in a traditional letter dropped in the mailbox by the Management Office, or by e-mail to [yrcc616office@gmail.com](mailto:yrcc616office@gmail.com). While we are always here to listen, written communications allow issues to be recorded, discussed, and appropriately acted upon by the Directors at their regular Board Meetings. Neither verbal nor written harassment of Staff and Directors is acceptable at any time.

## Minutes

Minutes of monthly Board Meetings are available in the Library. Owners are encouraged to review them.

## Succession Planning

Plans are good. While none of your Directors are currently contemplating stepping down we feel it is wise and prudent to be somewhat prepared for eventualities. Accordingly, we are looking for good people with experience in various fields, notably: finance and accounting, engineering, law, management, and human resources who might be interested in becoming involved with the kinds of issues the Board of Directors deals with. Such involvement would initially be informal but would build a small group of people ready to stand for formal election as and when Board vacancies arise. There are rewards and satisfactions in becoming involved and in serving our condominium community.

If you are such a person, know such persons among the owners in our building, or would simply like to explore possibilities, please speak with Marg Hall, Lois Kay, Jim Lyle, Jamie MacBride, or John Martin.

## Annual Plan Updates for April

- Air-conditioning start up
- Prune landscaping spring
- Schedule broken window seal inspection/measurement/quote
- Seasonal furniture placement, tennis court, benches, BBQ
- Schedule fire drill - Spring