

## Board Talk

July 2023

### Management Company

As many of you will be aware, both Board and Management have been going through major transitions in the past year. As mentioned in the *President's Report* to the 2022 AGM, our desire is to move to a more standard relationship between Board and Management in which the Board of Directors govern and Management executes.

Recently the board hired a consultant, Alan Rosenberg, to assist with the identification and interviewing of candidates to replace Canlight as our Property Manager.

Over the last several weeks the Board has had conversations with four property management companies: Duka, Maple Ridge, Nadlan-Harris, and 360 Community Management Ltd. (360). All have toured our property (commenting favourably on its condition and upkeep), submitted proposals, and their CEOs and VPs have been interviewed. The Board has decided that 360 best suits our needs and they were informed of our decision last week.

While a new contract is yet to be signed, our current expectation is that 360 will formally take over on November 1, 2023 at the latest. They will be working in the background well before that as part of their transition process.

In the near future, Residents and Owners will receive communications from 360 introducing themselves and explaining how the transition will proceed. It is important to the Board and 360 that the transition go smoothly.

Two things worth mentioning are that after the transition we will have a Property Manager onsite five days per week, and that the cost is within our current fiscal year's budget.

### The Fathers' Day Big Stink

No satisfactory explanation for the incident last month has been put forward. On the initial assumption that this was a Natural Gas leak, we called the Richmond Hill Fire Department who duly sent a fleet of vehicles and were prepared to evacuate the building. Enbridge determined that the problem was not a gas leak and that no evacuation was necessary. The next suspect was sewer gas so we called in our plumbing contractor of record. They were unable to determine a source or provide any satisfactory explanation. Fortunately, the incident proved transient and the miasma dissipated. We apologise for the unpleasantnesses of that day but without a theory we are unable to put into practice any remediation.

### Barbecue

Our Annual Barbecue is set for Friday, **September 15**. Again this year we have asked *Fire it Up* to do the honours. They did an excellent job last year: many of our Residents made positive comments, so please spread the word! We look forward to seeing you there.

### Bridge

The *Friendly Bridge Group* continues to meet Mondays at 1:30 p.m. in the Card Room. There will be instruction and discussion available for those wanting to learn or improve their game. The hope is to build upon this and continue this get-together in the Fall.

### Board and Card Games

Everyone is welcome to join the fun every Wednesday afternoon at 2 o'clock.

## Driving in Our Parking Garage

The Board and Management hear frequent complaints about inconsiderate driving in our parking garage. For the safety of residents please drive with courtesy, awareness, and common sense. Turn your headlights on. Use your signals. Remember that ramps are two-way. Keep to the right-hand half of the road, not the middle half. Please keep to the speed limit which is 10 kilometres per hour (~6 mph, ~9 fps).

*Slow down! Watch for pedestrians!*

## Rules and Regulations Revision

Various issues have delayed publication of the revised *Rules and Regulations*. Expect a copy and covering letter soon. The rules become effective thirty days from the date of publication unless there are significant objections.

## Allowing Strangers into the Building

While our hearts may lead us to let into the building strangers in apparent need, our heads should warn against this. When this happens there is always a mess left behind. Such mess must be cleaned up by our staff and the cost of this eventually falls on Owners. Please avoid such situations if necessary by using the dog run door on the other side of the main garage ramp.

## Management Plan for August

- Mail AGM Pre-Notice & Request for Nominations for Board Positions
- Mail 1st Quarter Periodic Information Certificate
- Fall Roof Maintenance
- Fall Emergency Diesel Generator Load Test
- Fan Coil Fall / Winter Service & Inspection
- Suite Door Closer Inspection
- Board to approve Audit for AGM Mailing
- Obtain quotes for Fall Carpet Cleaning (1st floor common areas only)

## Regular Garbage

When using the garbage chute on your floor please remember to securely close the chute access door and the disposal room door. This contains odours and stops visitors.

## Exceptional Garbage

*Held over because of continued infractions.*

If you have bulky items requiring disposal, please contact the Management Office who will make arrangements with the City of Richmond Hill for pickup. These pickups are twice a month on fixed days. Such items **must not** be put out at any other time.

All exceptional garbage resulting from e.g., renovations, replacement of major appliances, spring cleaning, or estate clear-outs are the responsibility of the Owner/Resident who **must** arrange for its disposal with his renovation contractor, a junk disposal contractor, or the major appliance supplier.

When such garbage is found, it will be removed and the cost of removal **charged back** to the owner/resident.