

Board Talk

February 2024

Annual General Meeting

Our 2023 Annual General Meeting took place Wednesday, February 7 and was attended by some sixty owners who heard a report on our 2022/23 financial results from our independent auditor, and the President's Report.

There was significant discussion around building security. The January 29 Security Audit Report is available from the Management Office upon request, in printed or PDF form, as is the President's Report.

Four candidates stood for two Board positions that were open for election. Jim Lyle was re-elected and Carol McCormick was elected to the position held by Lois Kay. The President had these words to say following the election:

Before I welcome the new and returning members of the Board of Directors I want to thank all four candidates for putting their names forward.

The Board of Directors is the group of people with ultimate responsibility for the governance of the Corporation. York Region Condominium Corporation 616 is the legal entity that owns our building. All of you here, as owners of apartments in the building, are shareholders of this Corporation and therefore have a profound interest in protecting the value of a substantial investment.

All Board positions come up for election on a regular cycle, and occasionally a vacancy arises because a Board member is unable to complete a term. We should therefore expect and be ready for turnover.

We appreciate everyone who allowed themselves to be nominated, and we sincerely hope that those not elected will not be so disheartened that they would not stand again. We invite all Owners to seriously

consider future service on the Board of Directors. To that end, all of the current directors would be happy to talk about the commitment in the months before our next AGM.

Having said that, I welcome Jim and Carol.

As I mentioned in my Report, there are varying personalities and interests among the Board of Directors. This has worked well for us over the last many months to the general health of the Board and the Corporation. We hope to maintain the same spirit in the months to come.

Our thanks go to Chris Antipas of 360 for ably chairing the meeting, and to Alex Khuziyev, Arun Kuganesan, and Jim Lyle for their work setting up the meeting space.

Safety Message No. 1

Keep you speed down in the Parking Garage.

Safety Message No. 2

Do not allow unauthorised people into our building. Do not open doors for strangers or people claiming to have "Amazon deliveries," especially if you are not expecting one. Do not use the electric door opener when exiting the building; do check that the door closes behind you when coming in. Consider using the door on the other side of the garage entrance ramp as an alternative if someone is loitering at the main entrance.

Safety Message No. 3

We have invited the Richmond Hill Fire Department to participate in a *Fire Safety Open House*. This will be the evening of Wednesday, **February 21** and will be held in the Card Room. Please see upcoming notices.

Reserve Fund Projects Planned for 2024/25

The following details were alluded to in the President's Report to the AGM on February 7 and included in an Appendix to the Report. The full Report with Appendix is available on request to the Management Office either in printed form, or preferably as an e-mailed PDF.

Reserve Fund Study projects we plan to undertake in 2023/24 at a cost of approximately \$710,000 include:

- Post tensioning system evaluation and repair allowance, building superstructure and garage.
- Stucco repairs at the mechanical penthouse.
- Replacement of main building entrance doors, garage doors (entrance, exit, and main), mechanical pool equipment, garage carbon monoxide detection system, garage exhaust fans & dampers, garbage compactor.
- Renovation of changing rooms & showers, and the exercise room.
- Overhaul of the chiller, cooling tower, and make-up air unit.

Once these projects are complete we are planning major work on the garage for 2025 at a cost of approximately \$1.36M. This will include:

- Re-waterproofing of the garage roof slab. This requires the removal of ground-level paving, features and overburden, and will be disruptive.
- Restoration and repair, as required, of the garage stairwells.
- Replacement of the garage ramp's surface and snow melt system.
- Sealing of P2 wall cracks & leaks by injection.
- Replacement of P1 roof slab expansion joints.

The disruption of this work is also an opportunity to make changes. Among those contemplated for the front of the building are:

- Enlargement of the driveway for temporary parking at front door.
- Widening of the visitor parking area.
- Extending curbing to allow for wheelchairs and walkers to access sidewalks.
- A new sidewalk on the east side of the driveway out to Weldrick Road East.
- The addition of fencing to prevent trespassing in the barbecue area and the back of the building.
- Additional parking for contractors in the northeast corner of property.

Management Plan for February

From the Annual Plan:

- Start budget preparation
- Roof anchor inspection
- Fan coil spring / summer service & inspection
- WHMIS training
- Obtain quotes for spring & fall window cleaning, and for spring carpet cleaning