

Board Talk

April 2024

Environmental Committee

The Environmental Committee organizes a clean-up in our neighbourhood and is seeking volunteers to help out for one hour. We encourage families with school age children (accompanied by a parent) to consider taking part. Bags and gloves will be provided. The two dates are:

Sunday, **April 21**, 2:00 p.m.

Thursday, **April 25**, 2:00 p.m.

We'll meet in the Main Lobby. Please contact me for more information and to sign up. Thanks.

Carol McCormick
905-780-6725
energyplus198@gmail.com

Solar Eclipse

A partial eclipse of the sun will start on Monday, **April 8** at about 2:05 p.m., reaching its maximum at 3:19 p.m. and ending at 4:31 p.m. Because this is a partial eclipse – our building lies to the north of the Path of Totality – **IT WILL AT NO TIME BE SAFE TO LOOK DIRECTLY AT THE SUN.**

Use of special eclipse glasses or a pin-hole camera arrangement are recommended. See:

<https://tinyurl.com/2uvyjcf5>

Security Awareness Message

Please: 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. Do not leave your keys unattended in the pool changing rooms.

CondoControl

CondoControl is the name of the new web portal for connecting with Management. It offers Announcements, Events, Documents (presently our Bylaws), and the means to book Amenities such as guest suites, the party room, and the moving elevator, and to submit Service Requests of various kinds.

You will have received an invitation by e-mail to connect to and register with *CondoControl*. Subsequent access is via this link:

<https://app.condocontrol.com/>

A town hall session is planned at which a thorough introduction to *CondoControl* will be given.

We hope that residents and owners will find *CondoControl* useful and convenient but it is not intended to replace the personal interactions with the Management Office that some will no doubt prefer.

Annual Window Maintenance

The deadline for reporting failed windows is **April 30** for replacements in September. Please submit a maintenance request through *CondoControl* or using an *In-Suite Maintenance Request* form submitted to the Management Office.

Transition to Air Conditioning

We have arranged with our Heating, Ventilation and Air Conditioning contractors to cut-over from heating to AC in mid-May. As always, we hope the weather will cooperate!

Garage Cleaning

Garage cleaning is scheduled:

P1, Wednesday, **April 10**

P2, Thursday, **April 11**

Visitor Parking, Friday, **April 12**

On the days when your parking level is being cleaned, please remove your car by 8:00 a.m. and do not bring it back before 5:00 p.m. Neither the contractor nor the Corporation will accept responsibility for any damage to vehicles no so removed.

Carpet Cleaning

Hall carpet cleaning is scheduled for Monday through Thursday, **May 13-16**. A notice will go out closer to the date detailing which floors will be cleaned on which days.

Window Cleaning

Window cleaning is scheduled for the week of May 27, weather permitting. We've been asked if we can be more precise with dates. This is not always possible. We hope, however, to provide daily updates using the facilities of our condominium information gateway, *CondoControl*.

Management Plan for April

- Prune Landscaping Spring
- Schedule Broken Window Seal Inspection/Measurement/Quote
- Seasonal Furniture Placement, Tennis Court, Benches, BBQ
- Remove Spring Display from Lobby Vestibule
- Schedule Fire Drill - Spring
- Inspect Visible Drain Pipes in P1, P2 & Locker Rooms

Fees

As our 2023-2024 Fiscal Year draws to a close, we estimate ending with an increase in the Operating Fund surplus of \$75,000.

The Board of Directors approved the Budget for the coming 2024-2025 Fiscal Year on Friday, March 29. The Management Company expects to send out notifications to Owners of new fees by Friday, April 5.

The required Reserve Fund Contribution is \$1,322,832, a 12.38% increase over last year. However, by transferring our surplus of \$75,000 from Operating to Reserve, we can reduce the contributions to the Reserve Fund through monthly fees to \$1,247,832, a 6% increase.

Among the larger expense increases are Natural Gas, 24% (\$138,900 to \$172,200), and Building Maintenance, 160% (\$24,000 to \$64,000) for items such as Windows, Security, Tree Care, Party Room and Guest Suite Upgrades, and cleaning Horizontal Drains throughout the building.

We have allowed ourselves some flexibility with a Contingency of \$30,000 plus \$12,000 in Building Maintenance.

Subject to last minute adjustments, you can expect a fee increase of less than 5.5% starting May 1.

Thanks to Jamie MacBride and Arun Kuganesan for their work on this budget.