

~ WHAT'S HAPPENING ~

A Semi-annual Update from the
Board, Management & Committees of
YCC323



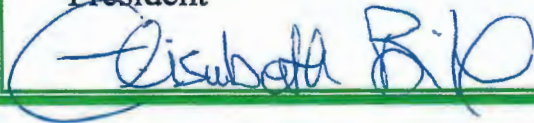
50 Quebec Ave. has been declared
#1 Best Behaved Building
During COVID-19

Based on the following criteria displayed by Residents:

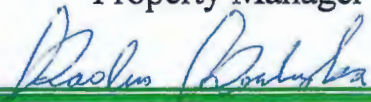
- Co-operation
- Kindliness
- Friendliness
- Helpfulness
- Patience

On behalf of the Board and Management, this 1st day of September, 2020

President



Property Manager



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*Special Enhanced Edition
(one time only)
Due to COVID-19*



The Board

President's Update ~

Greetings to all the brave residents of 50 Quebec!

It surely has been a challenging five months since we last were all able to meet and mingle freely in our building or elsewhere. COVID-19 has changed how we now go about our daily lives. The good news is residents in our building are doing ok. We all looked out for each other and I'm pleased to report that no COVID-19 infections were reported to management. By observing and adhering to strict COVID-19 regulations, residents of 50, 80 and 100 Quebec were even able to enjoy the tennis courts and swimming pool during July and August. I was also happy to run into many of you enjoying walks in High Park or meeting up COVID-style at the many benches.

With Fall around the corner it is also time for our annual AGM, typically held end of September. This year due to COVID-19 restrictions we are unfortunately not able to meet in person in our Meeting Room. Our **AGM will be held virtually on October 15th, 2020 in the evening at 7:00 pm.** We have engaged a company called *GetQuorum* to assist us in hosting our virtual AGM. Residents will be able to join via the web or via a telephone dial-in number. As in the past, Paper Proxies will be made available to all residents prior to the AGM. For all residents who wish to participate online or via phone, please see more specific details below from our management office, Karolina Kossakowska.

At the AGM this year there will be 4 openings on the board. The reason for this is two of the current board members, **Filip Djorgonoski** and **Bojan Grbic**, will need to be re-elected as they missed the CAO (Condominium Authority of

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Ontario) deadline of the mandatory training program. Both have successfully completed their CAO training in the meantime. Current board member and Vice President, **Brian MacDonald** has completed his 3-year term and has expressed his willingness to stand for re-election for another 3-year term. As for me, I will be stepping down after my 3-year term ends. This means one new candidate will need to be elected and the Nomination committee is already hard at work on this.

The other key business item at the AGM this year is passing a new “electronic voting by-law”. This year due to the “emergency order” we are allowed to hold the virtual AGM without the by-law in place. But we will need it for any future voting or online meetings held. Details are included in the AGM package.

Rogers

You will be pleased to know that all documents have been signed and our new Rogers TV and Internet service will begin October 1st, 2020. You should also have received a Rogers flyer in the mail announcing their new service to 50 Quebec residents. No doubt there are a number of questions residents will have regarding the new service start up. Our management office will work with Rogers Services to ensure that all issues and questions can be answered to your satisfaction.

To conclude, this will be my final AGM as I’m stepping down from the board. I would like you to know that I meant it when I stated at each past AGM that there’s “never a dull moment”. It was a good and memorable experience; despite some challenging times, there were really fun times and events! This building and its residents are simply the best, and we are most lucky to have a truly engaged and smart board and superb management in Karolina Kossakowska and our Supers, the amazing Carlos Rosas and diligent Violeta Florea. These are challenging times and you all kept our building safe and clean and in top condition. To everyone please accept a great big Thank You!

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Property Management

AGM October 15th, 2020

Just as most things we do and how we do them have changed due to COVID-19, this year's Annual General Meeting will be very different than the previous years. It will be held virtually for the very first time at 50 Quebec. Please rest assured that in-person meeting was considered and would have been preferred immensely, but ultimately the limitations and capability of doing so safely was out of our reach.

The AGM will be held through a platform called *GetQuorum*. All email subscribers will receive the preliminary notice and the AGM package through email directly from *GetQuorum*. All non-subscribed suites will receive their packages through the mail. Proxies will be collected online as per the directions that will be sent through *GetQuorum*. Management office will also receive the Paper Proxies up to the day before the AGM. Owners that do not have a computer are encouraged to participate through their phone and will be able to listen to the whole AGM but will not be able to participate.

In order to accommodate future meetings/voting virtually in the event that we are faced with challenges hosting in-person meetings, a by-law will be presented at the meeting authorizing virtual future meetings/voting. Due to the emergency order extensions to the Condominium Act, the Corporation does not require this at the moment, but once this extension expires in November this will become a requirement.

There will be an election of board members, with one new position and one position up for re-election at the expiry of a three-year term. Two positions are also up for re-election in order to finish the term that the two members were elected for, but due to the mandatory board training not being completed in time the two positions have to be re-elected.

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Moving forward we are hopeful next year's AGM will be held in person as we can all appreciate the in-person connection now more than ever.

Managers report and building projects

It has been a challenging few months and all residents of 50 Quebec will surely agree, the uncertainty and the frustration of the unknown has taken a toll on all.

Since the indoor facilities have been closed, many of you have been wondering about savings associated with the closures. Unfortunately, there aren't any major cost savings associated with the closures as the utilities and insurance still had to be paid for the spaces. On the contrary the rental of the meeting room would have brought extra income to the Corporation through those months, which it did not. There are minor savings on the wipes, towels and products that would have been used for the Gym.

Many new sanitizers and cleaning products had to be purchased that the building did not have to use before. There has also been a shortage on a lot of commercial goods for weeks at a time, and suppliers were charging top dollar for many products. It is welcoming to see that the competition has grown, and masks, sanitizers and cleaning products are now widely available for competitive prices. Due to the dedication and compliance of the building, there haven't been huge costs incurred so far with the COVID-19 pandemic.

There are two major projects, the window and the balcony ponding resurfacing, that are being delayed to spring/summer of 2021 with hope of the projects not being delayed further due to the COVID-19 pandemic.

The balcony accessible riser windows final phase 4 is being delayed due to the contractor AWD's backlog of work and unavailability of the same crew that would continue what they started.

The balcony ponding contractor and the quote have been approved. The work was delayed from this fall to spring next year mainly due to the frequent suite

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access that would have been required to perform the work. This was a much-anticipated project to complete, as many suites affected by the ponding have been waiting patiently to have this done.

Two new elliptical machines were purchased for the gym, along with new gym mats and small dumbbells for the changerooms to offer a private exercising area when the gym reopens. All 4 showers have been retiled and updated with new fixtures as well.

Fire panel

The fire panel of 50 Quebec has failed and has been deemed non-operational and obsolete, needing emergency replacement. There are safety protocols we have put in place until the panel is replaced. The fire department is notified along with monitoring on a daily basis. A security guard has been hired to perform fire watch nightly, consisting of a walkthrough of each floor of the building every hour and maintaining a record of it. Management urgently obtained proposals for the replacement of the fire panel, along with all necessary permits and engineering certificates for this project. The board at its meeting on August 27th has voted to retain Torbram Fire Protection to manage the overall installation of the new Mircom fire panel. This is a very unfortunate occurrence with significant cost expenditure. The reserve fund calls for this expense in 2024.

Getting to Know our Manager, Karolina Kossakowska

“Your mission, should you choose to accept, is to interview the new property manager.” The message self destructed – my fate was cast!

A gentle knock on the management door was greeted with a cheerful “come in”. The interview was off to a good start as I explained my purpose to Karolina. “I don’t think I am very interesting” she mumbled. I resisted the urge to say “OK” and head back to the apartment.

An hour later and the “uninteresting person” had provided me with a notebook full of interesting information.

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Karolina has two boys – Alexander age 8 and Lucas age 5. Added to the mix is her husband and a four-year-old husky. Family time is extremely important. Outdoor activities such as fishing are high on the list. Cleaning and cooking, however, are Mom's duties.

Karolina's early career was in hairdressing, morphing into salon management. Fashion show management was added to her resume. The long hours and a new family encouraged her, however, to consider a different career path. A friend suggested she take a condominium law course. Receiving a remarkably high mark at graduation was the final push she needed to pursue a property management career.

The challenges of managing a building fascinate Karolina. COVID-19 and protecting residents is a top priority. Ageing premises require constant surveillance. Day to day operations in the current pandemic are subject to change. Karolina carries out these duties with a smile and good nature.

She was asked what she would do if she won the lottery. "I would dedicate myself to helping children be fed and properly clothed". Maybe a dream, but it does reflect her attitude while managing our building. Uninteresting? – I think not!



The Committees

Due to pandemic emergency declarations, no formal gatherings of the following Committees have taken place since March:

- ✚ Art Committee & Special Events Group ~
- ✚ Communications & Website Committee ~
- ✚ Energy & Recycling Committee ~
- ✚ Landscaping & Gardening Committee ~
- ✚ Library Committee ~
- ✚ Neighbours Committee ~

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However, not all activity has ceased and here are some informal reports in areas that have carried on with essential work.

Energy & Recycling ~

Just a couple of gentle reminders (because there are enough Do's and Do Not's these days):

- Black plastic containers (that many take-out meals??) belong in the garbage, not recycling bin;
- Boxes need flattening (good exercise for upper arm muscles) before being placed in the Disposal rooms;
- The battery recycling box is downstairs in the recycling room, on a shelf and plainly marked (here's your chance to become acquainted with the Down stairwell!).

Efforts made by the majority of residents to sort their garbage and deposit it in the right receptacles in the Disposal rooms are greatly appreciated. No one can claim they don't have the time these days to expend what little effort this takes!

Enough said! Stay well.

Landscape & Gardening update ~

In spite of the challenges of a hotter than usual summer, sporadic rainfall, and even sidewalk construction, our gardens continue to thrive. COVID-19 delayed when the landscape crew could start and interrupted the garden supply chain impacting plant availability. Yet with the perseverance of Wayne and his landscapers working with the Committee, the spring and summer showings looked as attractive as residents have come to expect.

We'd like to thank those residents who take the time to pull a weed or bagful of weeds, who dead head the annuals, and who assist in other ways to keep the gardens looking their best. We have all benefitted from your initiative and efforts! We'd also like to thank our in-house superintendents for their added attention in keeping the entrance and front walkway swept, neat and tidy.

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Building on last year's fall planning, our spring bulbs were a colourful success. This summer we increased the size and variety of some of our mass plantings. We also moved some existing plants to locations more suitable to their growing needs and grouped other plants to display attractive colour combinations. We continue to take an approach that promotes native species and decreases demands on maintenance. Maybe you have noticed this summer the number of butterflies visiting our gardens as a consequence. Likewise, we strive for variety, colour, and a four-season landscape.

Also underway is a project with the City to plant trees on City property abutting our own. This is an attempt to start the next generation of canopy cover before we lose the larger trees which provide shade and beauty. This should happen this autumn or in the spring of 2021.

One final note: we are leaving plants that some may consider weeds such as Milkweed, Queen Anne's Lace, and Golden Rod (not Ragweed). Likewise, many of the perennials will be left to wither over the winter. While some may find the look a bit messy, the intention is to help the plant survive winter, retain seed pods for self-propagation or provide food for our local bird population.

Thank you for the many positive comments the Committee has received this summer. Committee members encourage comments and suggestions from residents.

Demographics at 50 Quebec

There has been a noticeable change in demographics in our building over the last few years. Out of curiosity, we asked a couple of people about why they chose 50 Quebec, and how they coped in a high-rise building during isolation.

Larry has lived in our building for 33 years, both before and after his retirement. He had previously lived in downtown Toronto, and moved here on a personal recommendation after being told of a vacancy. Over the years, he has seen both good overall maintenance and upgrades to enhance an older building. The community feeling which he first experienced is still very evident. To combat

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boredom during COVID-19, he spends a lot of FaceTime with relatives in Sweden (where, he says, almost all their shopping is done on-line). He started the lockdown ordering on-line and having supplies delivered, but now does more grocery shopping in person than ever before. Larry finds that shopping mainly at Costco during senior hours is quite easy because the initial crowds have disappeared. He also takes long walks and engages in his hobby of photography (for which he once won an award!).

Kathrin, Chuck & Anna reflect the younger demographic in our building. They moved in six and a half years ago, and chose the building for the community (High Park) and excellent surroundings in which to raise a child. Kathrin was able to work from home during the pandemic, and set up a home office. On the other hand, Chuck's career change to electrician did not allow him to work from home. He shared daily duties keeping young Anna active and engaged in a two-bedroom apartment. Rather than following bread recipes, Anna and Kathrin created their own array of baked goods (recipes available on request!). They really appreciate the building and the community, particularly opening the swimming pool to provide more exercise and involvement with other residents (distanced, of course). They expressed sincere gratitude to Karolina, Carlos and Violeta for their efforts during the pandemic. The family strongly encourages residents to take advantage of the green space all around us in the neighbourhood.

Social Opportunities at 50 Quebec ~

With the unwelcome intervention of COVID-19, and all the actions necessary to reduce/eliminate its spread, social opportunities at 50 Quebec have been severely curtailed for the past six months.

The Meeting Place/Library rooms are still closed so no regular group activities can be held there until further notice.

The *Exercises Classes*, put on by ESS, have managed a work-around through telephone-directed classes. The ESS phones out to those attendees who were already registered, as they know the names of the exercises and can follow along with audio instruction only. If you are a prior registered attendee and have

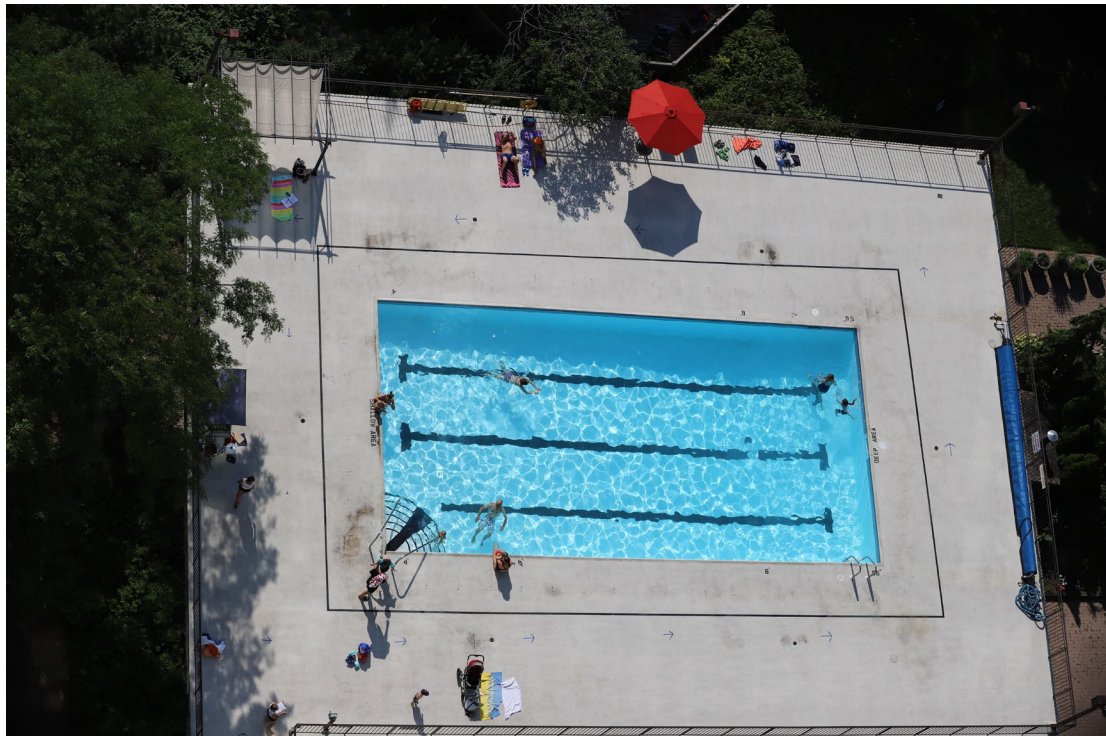
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not taken advantage of this opportunity, please call Nancy at 416-243-1771, Ext. 235. Sorry, this does not extend to new people, who would not be familiar with the moves.

The *Tennis Courts* are open for play on one court only in order to maintain social distancing, and provided a much-needed distraction during lockdown as well as a great way to exercise over the summer.

Last but not least, the opportunity to use the *Pool* this year is almost over. Thank you to the Board for opening the pool with limited capacity rules in place. And a big Thank You to the lifeguards, who had the difficult task of monitoring and enforcing all the restrictions placed on swimmers this summer. We're looking forward to enjoying a fully open Pool next year!

What a full-to-capacity COVID-19 Pool looks like:



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**And finally, please remember to
WEAR A MASK IN PUBLIC INDOOR AREAS
INCLUDING WITHIN OUR BUILDING
to protect yourself and others!**

