

WHAT'S HAPPENING?

A Monthly Update from the
Board, Management & Committees of
YCC323



The Board

Balcony Doors ~

The installation of the new Balcony Doors has been completed. Remaining adjustments are planned to be done before the end of month as the crew becomes available. Repairs of the concrete and paint around the doors have been started.

Balcony Drainage Survey ~

We have received a large number of returns from the balcony drainage survey and passed them on to the consultant. The engineers will follow up and inspect some of the representative balconies. The aim is to come up with a solution to reduce the ponding, improve the cleaning and enhance the usability of our balconies. If you have a problem with water pooling on your balcony(s) and did not hand in your questionnaire, please do so now.

Emergency Generator ~

The cement base for the new emergency generator has been poured and the loaner is being installed. The new generator should arrive mid-month. The old generator will be removed to make room for the new switching gear. Installation will be completed by the end of month, with final commissioning test planned for the 30th of July.

Balcony Painting ~

A number of owners have signed up for the group discount on the balcony painting. Hopefully we will reduce the number of blemishes and see a marked improvement in the overall look of our building.

WHAT'S HAPPENING?

Green Bin Usage ~

At some locations we have noticed that loose compostable items have been thrown into the green bins. Please bag it first; that helps to minimize the smell and makes it less unpleasant for our staff that has to empty the bins.

Swimming Pool ~

Summer has finally arrived in full force and the pool is in steady use. It is encouraging to see the number of children taking advantage of our pool, and watching parents teaching their young ones how to swim. Please keep an eye out for the babies and their moms; we all had to learn how to swim and overcome our fear. There is not always room for lane swimming. Tying up one lane when there are more swimmers than lanes inconveniences other swimmers. Please be courteous to each other and wait your turn.



Property Management

Condominium Act Reform ~

On May 27, 2015 the Ontario Ministry of Consumer Services presented new legislation – Bill 106, Protecting Condominium Owners Act, 2015 – which passed first reading. The purpose of the new Act is to increase protections for condominium owners, improve how condo corporations are run, and ensure that condo boards are governed professionally.

It is based on more than 2,200 consultation submissions from condo owners, developers, managers and industry experts during a public review of the Condominium Act.

The proposed legislation would establish:

- Clearer, more comprehensive rules to prevent owners from being surprised by unexpected costs after buying a newly-built condo;
- A new Condominium Authority to provide quicker, lower-cost dispute resolution and help prevent common disputes;
- Establish a Condominium Registrar;

WHAT'S HAPPENING?

- Strong financial management rules for condo corporations to help prevent financial and organizational mismanagement;
- Better governance requirements for condo boards, including training for condo directors;
- Ability to hold board meetings by teleconference without by-law;
- General prohibition of nuisance activity in units or common elements;
- Mandatory licensing and education requirements for condominium managers.

Annual Planning Guide Items ~

The following action items are scheduled for July: generator load test; annual fire equipment test and in-suite smoke detector testing.



The Committees

Common Area Redesign Committee ~

During the past month, the tender documents were completed, reviewed by the lawyer and approved by the Board. However, there has been a short delay in issuing the documents, due to the addition of one more feature in the vestibule. An “air curtain” will be installed in the ceiling just inside the sliding doors, which will not only serve to protect against snow and rain coming in when the doors are open, but will also make the vestibule warmer in the winter. The specifications for this additional element had to be determined so that they could be written into the tender documents. While this did delay the issuance of the tender documents, it was logical to do this installation at the same time as the whole area is under construction.

We are also pleased to confirm that a digital monitor will be installed in the area of the mailboxes. The monitor will be programmed from the office, and will allow information from Management and notices from Committees to be displayed in a timely fashion.

We will be in receipt of a construction schedule shortly after the contractor is chosen, and will keep you informed of progress through *What's Happening*.

WHAT'S HAPPENING?

Communications & Website Committee ~

As noted above, we are finally able to enjoy our heated swimming pool. For our safety and to keep the pool in top shape, we are very happy to report that Superior Pools has assigned us four competent and personable lifeguards. If and when you visit the pool, be sure to say Hello to them.

- **Jacqui** is going into fourth year at Queens University, after which she will be studying medicine;
- **Igor** is enrolled in Industrial Apprenticeship at Humber College, with the aim of becoming an electrician;
- **David** is studying Accounting and Finance at Ryerson; he hopes to intern with a major bank and decide then what branch to go into; and
- **Jonah** is majoring in Political Science and Classical History at UofT – the career path is wide open for him when he graduates!

Landscape Committee ~

When going to the pool or just out for a walk, have a look at the rejuvenated landscaping along the west side of our building. Due to disease and age, most of the trees alongside the building were removed and replaced with tall, slender Ivory Silk Japanese Tree Lilacs. You can't miss them! Their 'Chinese' cousin over at the west side of the pool has similar blooms; however, the Chinese Lilac variety is a very full tree, while the Japanese version is tall and slender, much like a poplar tree. You will also notice a variety of many other colourful plants along with some grasses that enhance the garden area under these new trees.

The 'river stone' bordering the building was fully removed, washed and replaced. After many years of building work, there was much debris to remove. Now the border is refreshed, and compliments the gardens.

A new generator will be installed soon at the far south side of the garden where the old shuffleboard court was located. Once the generator project is completed, the Landscape Committee and our landscape expert, Wayne Hudson, will plan how the presence of the generator can be 'camouflaged'.

Finally, the old cedar fence at the northwest side (Superintendent's apartment) will be replaced.