

# Monthly Report, November, 2019

## Board report (October 23rd meeting)

Only one item was voted on for approval: We have chosen RJ Burnside engineering to complete a reserve fund study update in 2020.

We did discuss several matters.

Getting insurance at a reasonable cost for condo corporations continues to be a nation wide problem. The number of companies willing to offer insurance has declined, and premiums have escalated severely. The Canadian Condominium Institute is taking up this issue and lobbying governments. Our board thought the matter was urgent enough that we will send a communication from our President to our local MPP, Doug Downey, asking what is being done to alleviate the problem in Ontario.

Once the garage project is finished, management is going to affix signage to the four spots for parking that belong to Grand Harbour, but are located at Water View. We hope that residents who park over there will abide by the new signage.

Management continues to investigate garage door operators that work from both outside and inside. Many factors have combined to delay resolution of this issue, but we continue to strive to ensure better security with a new operating system.

The website for Grand Harbour has begun transition over to Mediasuite. For now the current site exists and can be accessed. After the transition is complete, you will receive details on how to log in.

We discussed methods to fix the parking lot asphalt. Requests for quotes and opinions about asphalt repair versus slurry seals and microsurfacing are ongoing. We cannot do anything now until spring so there is time to get all the facts before we approve repair.

We discussed solutions for bad dog owner behaviour in the complex. Some residents do not know (or do not care) that rules prohibit dogs from urinating or defecating inside or anywhere outside on our property. Some dogs have urinated in the elevator and their owners have not cleaned it up. Others are doing their business while on our grass or landscaped areas. Solutions would include changing the declaration and thus banning dogs (while grandfathering those already here), changing the rules to require residents to carry their pets while inside the building, or documenting abuse and having our solicitor send a letter to residents who routinely break our rules. For now, signage has been placed outside and this newsletter is asking for better cooperation from dog owners.

*Susan Bracken*

## Shared facilities committee

The Committee met on October 22nd.

An engineer's report was requested to investigate leakage onto the pool ceiling. This will ensure an economically viable solution to needed terrace repairs and pool ceiling repair/painting.

Three refurbished treadmills have been ordered for the gym.

A shared facilities reserve fund study will be performed by RJ Burnside to align with our budget and with a new study for Grand Harbour.

## Management reminders

Dryer vent cleaning continues until November 6th

Monthly fire alarm drill will be on November 28th

See over ...

Christmas decorations are not allowed outside your unit, except solid wood, metal or ceramic wreaths which do not protrude from your door past the wall nook.

The bins for liquor and wine bottle collection have been replaced with two large blue bins. Please make sure your other recyclables are placed in the proper bins.

There is no smoking allowed anywhere inside or outside on the property. Smoking/vaping must be done outside the fence line.

If you need to book the elevator please complete the elevator request form located in the mail room and submit to the office. Deliveries that have not been scheduled will be turned away.

## **Important dates**

Nov. 11th: Remembrance Day Coffee in the party room at 9:30 AM. The City Parade and Ceremony is at 10:30 at Memorial Square

Nov. 29th: Happy Hour, 4 PM in the Party Room.

Dec. 13th: Christmas Dinner (details to be posted in the mail room)