

# MONTHLY REPORT June 28, 2019

## Board report

The Board met on June 24th.

We approved expenditure of almost \$50K for the corporate insurance premium from June 2019 to June 2020. This is more than double the premium from last year and was communicated to us with almost no notice, so our budget line for this item is short for the fiscal period. For our next budget period we will have to increase the line item for the premium and also for the increased deductibles now in our policy. Management assures us that insurance across the province is a problem for condos and we have little recourse but to accept the situation. Residents are cautioned to ensure you have a condo insurance policy that includes water damage and that you will be covered for deductibles of \$10K for property damage and up to \$25K for water damage should you get a charge back for damage originating in your suite.

Management reported that the garage repair project is on target for the completion date and on budget so far. The only incidents arising from this major repair relate to parking. Everyone is being impacted, and some scofflaws are taking advantage of spots that are needed by our disabled and frail residents and the few spots set aside for visitors. PLEASE use the parking pass provided by the corporation for the public lot across the street and do not take a spot in our outdoor lot.

The Board has approved contracting with a new security company. Details will be provided to you after the Water View Board approves, because security is a shared function with them. It will take several weeks to transition, so for now the status quo exists.

Additional surveillance cameras are being installed. When finished (approximately end of first week of July), cameras will be located in the following areas: terrace; P1 and P2 exit doors to building; garage vehicle door from inside and from outside; underground garage stairwell; games room; party room; lobby; recycle room; gym.

*Susan Bracken*

## Management report

### Monthly Maintenance

Fire Alarm Testing, July 26th

### Parking Updates

Currently we have opened up four more spaces to accommodate guests; in total we have 10 parking spaces open, eight regular parking spaces and two disabled parking spaces available for guests. These spaces are on a first come first serve bases and cannot be reserved. They are without cones. The designated parking spaces with cones have been provided for residents with disabled parking permits. Owners of unauthorized vehicles parking within the Grand Harbour parking lot will be asked to remove their vehicle. If the vehicle remains, the City By-law Office will be called. Please park where you have been advised.

Please advise all service personal, contractors and tradesmen to park off-site, no exceptions.

### Canada Day

During the Canada Day long weekend a parking lot attendant will be onsite monitoring the parking lots for Grand Harbour and Water View. The city by-law office will be contacted for any unauthorized vehicles parked within the visitor parking lots, reserved parking spaces for Grand Harbour or Water View.

FYI, fireworks will be let off at 10 PM on Monday, July 1st.

### Building Reminders

If you are doing any renovations or are planning to; make sure to complete a renovation request for approval prior to work being done. Please ensure you have explained the rules of Grand Harbour to your

contractors; as an example: no items are to be left in the hallways. If any debris comes from your unit during your construction, please ensure your crew cleans up the areas that are affected (elevator/corridor).

Dog owners: please make sure to take your pooch past the Grand Harbour/Water View property line to do their business; don't forget to poop-and-scoop! If they have accidents within the building please be a responsible dog owner and clean up after them. Please make sure your pet is leashed at all times while within the common elements (corridors, entrance...etc.)

As we have had some smoking complaints please be reminded as per the Rules: Section 14: Smoking

a) Smoking of any tobacco products or cannabis products is not permitted in any area of the building including balconies, patios and in private suites. (Residents of grandfathered units are permitted to smoke within their respective suites, but they shall not permit smoke and/or odour to interfere with the owners and/or residents in other units.)

Bikes are not permitted in the lobby or elevators; they cannot be stored on balconies or on top of Storage lockers. Bicycles may only be stored within storage lockers, your parking space, or bike racks within the garage after you have completed a bicycle registration form.

Organic waste bins have been relocated to outside of the building by the recycling room doors for the summer, so please do not leave your waste within the recycling room. After 5 PM and on weekends you need to go out the front door to access the bins, for security reasons.

Only Metal/Electronics can be placed within the electronic waste bin; items such as plastic bags, household mats cannot be accepted.

Residents must dispose of large waste items and clothing by taking them to Barrie City Dump. They cannot be left within the recycle room or put down the garbage chute. Surveillance cameras in the recycle room will pick up these infractions.

Elevators: Please do not schedule any delivery prior to booking the elevator with Joe, to ensure the elevator is available.

Thank you,

*Sam Snow, Property Administrator*

## **FYI**

### ***Councillor Aylwin visits Water View***

Ward 2 Councillor Keenan Aylwin was invited to morning coffee with residents of Water View on Saturday, June 22nd. I asked to join in and report back to you.

Concerns were expressed about the Mulcaster Safe Drug Consumption site. Aylwin is firmly in support of this site, which he claims will save lives and taxpayer money and improve our downtown area. He says there are not enough resources available to help homeless and poor people with the result that many turn to drugs to cope with their situations. Currently, addicts are using and leaving needles behind on the streets of the City and first responders are attending drug overdose victims at various locations across the city at a higher cost than would occur if drug use was confined to a central location, with staff on site to monitor and help. Aylwin also reported that staff have looked at about a dozen other possible sites but none would meet the requirements set out by provincial guidelines for approval. Some attendees were mollified by his remarks but most seemed frustrated that other means cannot be used to stop homelessness and drug use in our downtown. Aylwin responded that the City has hired an outreach coordinator on a six month contract to work with police, RVH, first responders, the City, and community groups like the Salvation Army and David Busby Centre to seek solutions.

There were concerns about the condition of our roads, heaving sidewalks and dying trees. Aylwin tied all three of these issues to the climate crisis which includes winters with frequent thaws and freezes. This is causing havoc with municipal budgets everywhere, including Barrie. Regarding the heaved sidewalk in front of #6, he says he will report it to staff, but that there are probably thousands of such heaves in the City and staff are scrambling to deal with them.

Residents are not happy with the state of the new tear drop parkette in front of #2 and #6 and the fact that cars and trucks park on the grass in busy times. They requested that curbstones be installed and that winter kill be better repaired.

Concern was also voiced regarding the lack of care at Kidd's Creek (garbage and dead trees).

A question was raised about why pedestrian crossing lights are not synced with vehicle lights. Answer was that Barrie has old technology at most intersections which cannot accommodate a change. New intersections in the city have synced lights and as old ones break down they are being updated. Another attendee complained about the pedestrian crossing push buttons in front of #2 and #6 as being too hard to operate. Again, the answer was lack of money to make changes.

Another difficulty faced by seniors is sitting on the benches along the waterfront which are too low for easy use. The Councillor promised to address this.

Good news came regarding garbage in the downtown. A city study is underway regarding types and locations of garbage receptacles in the downtown, and a promise that we will have the latest available technology and more waterfront receptacles in place after the Dunlop Street widening is completed next year.

There is hope too, regarding motorcycle noise, but we will need patience. A city staff study is expected to be approved soon based on the Edmonton model, which employs technology to control motorcycle noise. Automatic noise detectors placed on roadways take pictures of licence plates when a certain decibel level is reached and electronically submit information to the by-law office.

There is no hope at the moment for a grocery store downtown. Population density needs to increase before that option is viable.

Traffic calming along Lakeshore is another problem harder to solve than we think. The City has written to the province for permission to install surveillance cameras. Aylwin says if you support this you should contact your MPP to promote the idea. [Doug Downey, 705-726-5538 or <https://dougdowney.nationbuilder.com/contact>]. Aylwin says we are not allowed to have speed bumps on arterial roads like Lakeshore, but did promise to try to get us a radar board and to investigate the possible banning of 18 wheelers.

Finally, the Councillor reported that the Allandale Station redevelopment is inching towards fruition. The land study is finally coming to an end and the province has approved movement of the bus station from Maple Street to the Allandale Station.

Keenan Aylwin was polite and patient in listening to the many concerns of those in attendance and it was a very worthwhile experience for those in attendance.

*Susan Bracken*

## **Important Dates**

September 25 - AGM