

45 Dunfield Tenants' Association Members Meeting

Wednesday, February 10, 2016 at 7pm

Type of meeting	Members' meeting
President	Karni Baum
Vice President	Jim McCarthy
Secretary	Dana Bergquist

Meeting started at: 7:02pm

Meeting ended at: 8:05pm

Number of Tenants in attendance: *approx. 35*

Italics: Notes taken by secretary at meeting

Red italics: Items requiring follow-up

Agenda Items:

2 min **Welcome**

3 min	Big Thank you to the volunteers	Dana
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- Dana thanked approximately 20 volunteers that have helped the TA over the past year with tasks such as flyer delivery, flea market, photocopying, etc.

3-min	Financial Review	Jim
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- Made \$1,609 from tenants, \$ 826 from the flea market. Total \$ 2,516
- Expenses, \$1,389 (e.g. photocopying, charitable donation, paralegal)
- Remaining funds = \$ 1,127
- We have received approx. 15% of units contribute \$ to the TA

15 min	Changes to the Tenant's Association	Karni
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- Chair changed to President
- Co-Chair changed to Vice President
- Jim is now Vice President and acting Treasurer
 - *Currently looking for a treasurer*
- Added 3 Director at large permanent positons. That makes a council of 7
- 2 Tenant association meeting per year guaranteed, unless issues come up
- We will continue to update Facebook/website and board in laundry room
- Looking into newsletters and flyers for updates. (This will depend on volunteers and time commitment to put together the documents).
 - *E.g. updates on community, developments, etc.*

Joining the Executive Committee

- Executive members are asked to volunteer for at least one event each year they sit on the committee
- 3 scheduled executive meetings per year (Feb/May/Aug/Nov)
- May meeting will be an AGM (*annual general meeting*)

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- Commitment is about 10-12 hours a year for meetings, (Unless issues arise)
- *Up to date, exec committee has met more frequently (once per week during development negotiations, etc. but this amount is expected to decrease significantly moving forward).*
- We mostly communicate by e-mail
- *Karni explained why TA originally formed (development proposal, building concerns, AGI)*
- *Karni explained that directors at large don't need to do specific tasks, but can help as needed and as skills permit (e.g. web design, event planning, etc.) as well as add to executive committee discussions.*

Annual General Meeting May 2016

Karni

- Best date for AGM is a Week night or Saturday Week of 14th to 21 of May
 - *Karni asked, by show of hands, if members would prefer weekend or weekday meetings going forward. All voted for weekday meetings.*
- All 7 positions will be up for election
- If you are interested in running for a position you must be present at meeting
- If you really want to run, *but cannot attend AGM*, you can ask for a proxy to represent you
- You will need to speak about yourself and why you are interested in the position
- All paid members who are present at the AGM can vote by hand and run for executive positions

Membership Fees:

- Membership Fee \$ 10 per adult per Unit = 1 vote
- Members can pay more if they wish
- Membership renewal will occur every May
- Develop a "Slush Fund" for anyone who is unable to pay the annual fee (for personal financial reasons) and wants to join the association
 - Person would be interviewed by one member of the executive committee, then they would bring the issue to the whole committee and the committee will vote. (Internal)
- For 2016, we will offer a reduced membership rate of \$5 per unit
- We currently have a healthy "pot".
- For new Members that join TA after November, we charge ½ price of membership fee for that year.

Why we are still collecting a membership fee:

- We would like this association to continue and become a permanent part of 45 Dunfield
- Membership fee in down years so that our pot stays healthy and continues growing.
- Help paid members should they go to LTB against Shiplake
 - TA might offer to pay for some of the costs on a case-by-case basis
- Provide refreshments for special "events"
- Ensure we have a "Healthy Pot" for any upcoming AGI's

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- Expecting an AGI in the next two or three years for balconies. Shiplake is chatting about it. Possibly during construction of new buildings.
- Photocopying and supplies

5 min **Questions**

- *Q: Can we have something about the TA in the "welcome package" when tenants move in? A: Yes, **Karni will be talking with Shiplake about this.***
- *Q: **When will balconies be done?** A: We don't know, but we are suspecting that this will be during construction of new development.*
- *Q: **When will Shiplake break ground on new developments?** A: We are unsure. Development has been approved. Will notify TA when start date is known.*
- *Q: **What is happening with the automatic rent reduction (0.55%)?** A: TA chose not to challenge this as we chose to focus efforts on AGI and development negotiations. Tenants will receive notice in the mail when the decision about this is reached.*

15 min **Special Guest: Dan McIntyre, Paralegal**

- *The AGI application affects every individual at the Torontonion. For some, it hasn't taken effect yet, for others it has. Tenants have the choice to pay or not before decision is rendered at hearing. Afterwards, tenants will be owed a refund or owe Shiplake money. If you owe Shiplake, there is a 60 day leeway to pay amount owing.*
- *Dan advises everyone to double check the calculation (of refund or amount owing) to be sure it is correct.*
- *As an aside on property taxes. Taxes on property have been going down and landlords are supposed to "share" these savings with tenants.*
- *Dan states that balconies have been the #1 reason for landlords to increase rent. Cannot apply for an AGI until work has been completed.*
 - o *Prior to start of balcony construction, Dan suggests writing a letter to landlord requesting engineering report and discuss what is and isn't necessary.*
 - o *In letter, state those balconies are largely cosmetic and therefore not necessary.*
 - o *Try to negotiate timing of repair (e.g. opt for fall/winter construction versus summer).*

What to Expect: AGI Hearing on February 24, 2016

- *Board and Dan asks tenants to show up at 9am*
 - o *There may be a mediated discussion prior to actual hearing*
- *A lot of items that Shiplake is asking for are likely to be accepted*
 - o *We are likely looking at approx. 3% increase*
- *Dan states that "risers" will be questioned*
 - o *These are supposed to be capital improvements, but seem to have been done on individual units*

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- Security was listed as a cost during this repair (will question this)
- Parcel locker will be challenged (this cost is minimal, however)
- Plumbing drain repair (this may not be a capital item)
- Heating system retrofit (this is almost always approved)
- Plumbing (will question individual repairs as not being part of an AGI)
- **Dan has approx. \$300,000 worth of issues to "attack" (this is approx. 10% of the AGI application which will equate to 2.5-2.7% of an increase.**

Questions/Discussion

- Member raised concern about heating problem (that their apartment is 24-28 C)
Asked why should be pay for heating repair costs?
 - Dan states that landlords have legislated MINIMUM heating, not maximum. Dan states will use this in discussion at the hearing.
- Another member states that they have complained about heating and was told that they were the only one with an issue. Other members have also been told that they are the only one complaining.
- Question about if AGI is for 2015 or 2016?
 - Dan states that this is split approx. ½. The AGI is over 1 year, but ½ of increases are in 2015 and ½ are in 2016.
- Member states that they have heard that if you are paying rent via auto withdrawal and there have been concerns with inappropriate amounts being withdrawn (in regards to AGI), to change to payment via cheque.
- Member stating that all of the small items of AGI are valuable and add up and compound over years.
- Dan states that he believes that AGIs should not be allowed, but this is legislation that needs to be challenged moving forward.
- Member raising concern about interest on last month's rent (stating that we are needing to ask for this instead of being automatically payed)
 - Dan suggests asking for this at end of lease term
 - **Karni states will look into how this is supposed to work**
- If tenants cannot be at AGI hearing, requesting notice to tenants of outcome of hearing.
 - Karni states will post outcome on website, Facebook and laundry room
 - All tenants will hear formal notification of outcome of hearing in the mail afterwards.