

# The Torontonians Tenants' Association

## Annual General Meeting May 2017

Wednesday, May 17, 2017, at 7pm

<b>Type of meeting</b>	Annual General Meeting (AGM)
<b>President</b>	Karni Baum
<b>Vice President</b>	Sonny Malhotra
<b>Secretary</b>	Erin Edwards
<b>Board members at Large</b>	Roma Del Bel Surbhi Malhotra Deepti Diwan

**Meeting started at:** 7:06 pm

**Meeting ended at:** 8:20 pm

**Number of Tenants in attendance:** 31

*Italics:* Notes taken by secretary at meeting

*Red italics:* Items requiring follow-up

### Agenda Items:

#### 1. Welcome

Thank you for coming to our second annual general meeting and elections. I would like to introduce the current executive board all of which will be stepping down today.

#### 2. Current Executive Members:

- a. Karni Baum (President)
- b. Sonny Malhotra (Vice-President)
- c. Erin Edwards (Secretary)
- d. Roma Del Bel (Board Member at Large)
- e. Surbhi Malhotra (Board Member at Large)
- f. Deepti Diwan (Board Member at Large)

#### 3. President's Report

**Karni**

Well this second year of the Torontonians Tenants' Association has been a fairly quiet one (for the association). When we formed in May 2015 we were going up against an AGI and the Lillian Towers development. We had three brave tenants who stepped forward and agreed to fight the AGI and negotiate with Shiplake for a compensation package to offset living next to a construction site. It was a busy year.

This second year the executive grew to six and we have continued to take your concerns to the building management. I am happy to report that a lot of the tenant issues that had been brought forward have been resolved. We are of course still working on the ongoing issues and will continue to deal with any new issues that arise.

We had a bake sale and a garage sale that were both quite successful. Lots of very happy bellies all around and apartments a bit lighter.

In the first year, we learned about tenant's rights and how the system worked. We also spoke with other Tenant Associations to learn how they are run and managed their

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associations. Through their advice and information and our experience with the tenants at 45 Dunfield Avenue we established the Torontonians Tenants' Association. Although we emulated other associations in some aspects we also made our Tenants Association our own, as well as still learning and growing. This second year we came into our own but we are still young and have more learning and growing to do. This new year coming up, our third I expect there will be more growing and establishing.

This new year looks to be a bit more challenging as we are expecting an AGI for the waterproofing and the garage work. Of course, we will deal with that when it arrives. As well as any other building issues that arise. We have been approached with ideas and suggestions as to how to improve and establish our tenants' association more thoroughly. Many of the suggestion sound promising and viable and I hope that the new board for 2017-2018 will consider these suggestions and help the association continue to grow. I would like to see our tenants' association continue. I know that buildings with tenants' association are stronger as they have a united voice to speak with when issues arise and well as have a platform to share information regarding the building and the actively changing neighbourhood we live in. Of course, the changes that have been put forth by the Ontario government in the last few weeks will also help tremendously in tenants' rights for everyone who is a renter in the Ontario.

We could not have had our Bake sale and garage sale and flyer distribution without our slew of volunteer bakers, flyer distributors and event helpers. We could not have done this without you.

Thanks, you to the tenants' who financially supported us and have trusted us to represent you as an organization.

#### 4. Thank You to the Volunteers

Erin

Big thanks this year to:

1. Vicky Ly
2. Darylann Grossman
3. Barb Ikeno
4. Donna Ansara
5. Erin Allan
6. Adam Ritchie
7. Jim McCarthy
8. Karni Baum
9. Sonny Malhotra
10. Surbhi Malhotra
11. Roma Del Bel
12. Dana Bergquist

#### 5. Financial Statement

Sonny

For members Only

#### 6. Charter Changes

Karni

##### a. No Charter Changes

- Suggestion to work on this tonight to make some structure to our association

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### 7. Thank you to current executive committee

### 8. Election of Executive Committee

#### a. Requirements for joining the Executive Committee

- Currently living at 45 Dunfield Avenue
- Current on membership fees for May 2017- April 2018
- Available 15-20 hours a year for meetings
- Regular access to e-mail (a must)
- Volunteer in at least one event per year

#### b. President incumbent running (50-75 hours)

- Set up meetings and agenda.
- Organize meeting notes and run meetings.
- Organize and post flyers for upcoming events.
- Write member's newsletter and distribute.
- Keep up with building manager about tenant and building issues.
- Keep up with Shiplake regarding development issues.
- Organize and run tenant association events.
- Update Facebook and website.
- *suggestion that this position has too many tasks*
- *Karni: New board who gets voted in can decide to change and divide up tasks if they want.*
- *Q: Can people vote by proxy? We will let the members vote*

*1<sup>ST</sup> - OTHER VOTE*

*– FOR PROXY VOTE → 16/30*

*-- AGAINST PROXY VOTE → 14/30*

*For President:*

*Nominated -- Monica Strong*

*Nominated – Kerrie Bell*

*Nominated – Karni Baum*

***Voted as President – Kerrie Bell***

*Ex officiant – Karni*

#### c. Vice President no incumbent (20-30 hours)

- Contact Landlord and Tenant Board as required.
- Attend Exec Committee & Tenant Membership meetings.
- Volunteer at Association fund raising activities.
- Participate in regular email discussions with executive committee.
- Back up President in all matters
- Attend meeting with President

*Sonny stepping down as Vice President*

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*Nominated for Vice President – Ryan Nicholas*

**- Acclaimed as Vice President in the absence of other nominees: Ryan Nicholas**

**d. Treasurer      no incumbent (20-30 hours)**

- Check bank account monthly for on-line statements to reconcile.
- Deposit contributions.
- Provide member receipts for contributions.
- Maintain petty cash.
- Track expenses.
- Reimburse members.
- Pay bills.
- File receipts/proof-of-payment.
- Update Financial Statements.
- Maintain membership list.
- Attend Exec Committee & Tenant Membership meetings
- Participate in regular email discussions with executive committee.

***No nominees for treasurer position***

**e. Secretary      no incumbent (20-30 hours)**

- Attend Exec Committee & Tenant Membership meetings.
- Take minutes for executive and general meetings.
- Participate in regular email discussions with executive committee.
- On a regular basis, check tenants' association email account and respond to/direct emails as appropriate.
- Maintain list of volunteers.
- Coordinate volunteers for events and ongoing tasks of the tenants' association (e.g. flyer distribution, fundraising events).
- Assist with fundraising events.

*Erin stepping down as secretary*

***No nominees for secretary position***

**f. Board Member at Large (X3)      two incumbents running (15-20 hours)**

- Attend Exec Committee & Tenant Membership meetings.
- Help with association administration
- Attend outside meetings.
- Participate in regular email discussions with executive committee
- Volunteer at one tenants' association event.
- Use whatever skill/knowledge you have help the Association

- |                           |                           |
|---------------------------|---------------------------|
| <b>1. Roma Del Bel</b>    | <b><i>incumbent</i></b>   |
| <b>2. Surbhi Malhotra</b> | <b><i>Not running</i></b> |
| <b>3. Deepti Diwan</b>    | <b><i>incumbent</i></b>   |

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*Nominees for Member at Large who have been acclaimed:*

- Roma del Bel*
- Jim McCarthy*
- Kathleen Armstrong*

*New executive board:*

*President - Kerry Bell*

*Vice President – Ryan Nicholas*

*Treasurer – position not filled as of yet*

*Secretary – position not filled as of yet*

*Members at Large – Roma del Bel, Jim McCarthy, Kathleen Armstrong*

**- Comment: Many, many thanks to Karni for stepping up to the plate last year as President.**

### **9. Thank-you for coming**

- we will send out a list of this new board*
- will be posted on the laundry room board as well*

### **Questions/Discussion**

*- Residents want a schedule for construction*

*- Remarks from Kerry – Wants to meet with Shiplake re: balconies' construction, drilling started on 01 line on Monday, complaints about how loud the drilling is, decreased size of fitness room by 1/3*

*- Suggestion to have a position just for website and social media*

*- Remarks from Karni – Many thanks to everyone, will be around to help with knowledge transfer etc.*

*- Q: Anyone had allergy problems with the construction? Yes one person has had it.*

*- Comment: Flyers/updates through mailbox for tenants*

*- Q: Tenants want to know about the pipe that burst on the 17<sup>th</sup> floor.*

*- Closing remarks from Kerry – very big on communication, structure, please ask for patience in this board transferring process*

*- Next meeting: in approximately 6 weeks or so*

*- Any more concerns, questions, agenda items for next meeting-- please email:  
[45dunfieldTA@gmail.com](mailto:45dunfieldTA@gmail.com)*