

Torontonian Tenants' Association

Tuesday, June 21, 2016, at 7pm

Type of meeting General Tenants' Meeting

Executive members Present: Karni Baum, Sonny Malhotra, Erin Edwards, Roma Del Bel, Surbhi Malhotra, Deepti Diwan Khosla

Meeting started at: 7:01pm
Meeting ended at: 8:11pm
Number of Tenants in attendance: approximately 29

Italics: Notes taken by secretary at meeting

Red italics: Items requiring follow-up

Agenda Items:

1. Welcome

Introduce new Executive Board:

President: Karni Baum

Vice President: Sonny Malhotra

Secretary: Erin Edwards

Board Members at Large: Roma Del Bel
Surbhi Malhotra
Deepti Diwan Khosla

2. Thanks You to the volunteers who distributed the flyers:

- Karni Baum (printed, cut)
- Adam Ritchie (photocopied)
- Darylann Grossman
- Donna Ansara
- Barb Ikeno
- Roma Del Bel
- Jim McCarthy
- Erin Edwards

3. Changes to the Tenants' Association:

- a. Name Change: The Torontonians Tenants' Association
- *Keeping both names – TTA and 45 Dunfield Tenants' Association*
- b. Membership Format: Open to all adults (18 years and older) in the unit (paid fee per adult vote)
- *If there's 2 adults in one apartment you both can register to be members and then vote whichever way you choose.*
We will need all members contact info

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Membership will run from May-April (Executive Board is considering (January–December as was suggested at the AGM)
If you bought membership in last 6 months of the year, that year's fee will be reduced by 50%.
Membership is \$ 5.00 for 2016-2017

4. **Garage/Bake Sale: Garage Sale:**

Saturday July 16, 2016 or

Saturday July 23, 2016 (rain day)

\$ 5.00 per spot

- "spot" means a literal spot on the grass. Bring a table if you have it, bring blankets if not. Bring chairs and whatever else you need.
- going to try this method this year
- Q: Do we pay Karni the day of the garage sale?
 - YES (or in advance if you want Apt 519)

9 am to 3 pm

Proceeds to go to the Tenants Association

Back yard off Lillian Street

No tables this year. People can use blankets.

What you sell is yours to keep.

There will be a table for donated things

- Any donations received from items at this table will go to the TTA. Anything leftover items we are going to donate to the Diabetes Association
- Any donations for this table can be accepted the day of or if you know a friend that can bring it down to the backyard the day of, please get them to do it.

Shiplake has three tables and chairs that we will be using

Looking for volunteers to help at the table

- Please contact Karni if you'd like to help out
- 1-2 hour volunteer spots throughout the day

If you sign up for a spot you will receive an email with instructions

Bake Sale

There will be a table for the baked goods

Requesting for volunteer bakers

- Please include a list of ingredients if you do make anything (for allergy concerns, dietary purposes)

Looking for volunteers to help at the bake Sale (schedule to be determined)

If you volunteer to bake you will receive an email with instructions

Sign-up sheets are at the concierge desk

- Ask concierge for the sign-up sheet if it's not out on their desk

Information is also going to be up on the website and Facebook

5. **Development Update:** Not much of an update. Waiting to see a copy of the Section 37 of the legal agreement between Shiplake and the city. All of the

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promised compensation is included in the contract. I am waiting for confirmation of details such as definition of "Regular pool user".

- tearing down scruffys to *rumour* build a road to connect Eglinton and Roehampton
- Karni to see "our" section of the legal document for the building of the new buildings in our pool area.
- Shiplake is offering tours of the new buildings because it is a replica of what the building's infrastructure will be for the two towers.
- Ground-break (starting construction) is possibly going to be winter 2017 (January)

Q: What is the compensation for people on the south side of the building?

A: There is a list on the website (\$200 check for everyone living in building at time of construction start). More info is on our website.

- Regular pool user: will receive financial compensation for the pool for next 2.5 years or a pool pass to community pool.

6. Tenant Concerns:

AGI and Tax Reduction refunds/owed: Everyone affected should have received a letter from Shiplake explaining their balance. The math seems to be correct.

- rent went down for this property in Jan 2015.
- Refund would be the 0.43 %
- AGI 2.6% – since July 2015,
- 2016 standard rent increase is ~ 2%
- People got $2.6 + 2\% = 4.6\%$
- People have end of august to pay the increase
- Shiplake (Carlene, downstairs) can print you off a spreadsheet of your own break-down

Recycling: New compost bins will be available at the concierge desk shortly. Cost will be about \$ 1.00 per box/Package of 5. You can use a biodegradable bag for compost as well.

- \$5 for five boxes
- put your compost somewhere cool so it doesn't smell in the warm weather
- There was a suggestion to tenants to buy biodegradable bags so that the compost is easier to dispose of.
- **Tenant Comment: Compost gets picked up by garbage truck... WHATS THE DEAL!? Woman to email a picture to Karni.**
- **Q: Can we get a recycling bucket downstairs for batteries and lightbulbs?**
- **Q: Can Shiplake buy the biodegradable bags and offer a bulk reduction for us as tenants instead of us having to buy them at Canadian Tire, etc?**
- Bathroom lights will probably get replaced by Shiplake if they break, just put in a work order for them since they are a unique model
- **Complaints about smell in the back of the building about composter**

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Contact Numbers: Included in the recycling bag/compost delivery package. As well as a magnet for the building security after hours.

Door Slamming: Place a work order request with the concierge or on-line to have your door fixed. If it's an issue with a neighbour please let the concierge or Jay know.

- Jay needs to fix all the fire doors so they don't slam
- Put in work order if yours or your neighbour's door slams
- *Karni to talk with Jay about all the doors*

Pigeon Fecal Matter on Balconies: If you have a pigeon poop issue on your balcony or you see it on another balcony please let the concierge know. If it's your issue, then fill out a work order.

- *would it be cheaper for them to spray for PIGEON off? Wouldn't this be more effective than paying a Hazmat team to come in and clean off the patio every time someone complains?*

BBQ: Around August 25th –ish!

Bell Fiber: Should be starting up again next week. They were requested to leave because they were not showing up when expected.

- Are going to start up again next week. Units will be getting notice. They will be here when they actually say they will be.
- We now have option between Bell or Rogers internet (or their subsidiaries)

Window Washing: In July

- Supposed to be done every 6 months (twice a year)
- They will only wash the windows that you can't reach
- Complaint about the streaky window job they did last time
- *Karni to bring this up with Jay & also clean the windows looking out next to the elevator (apparently they never get cleaned)*
- *Also one woman said her kitchen windows never got cleaned either (not sure what suite it was, maybe a corner lot?)*

7. Questions/Discussion

Stairs: - some floors don't have railing on both sides – problem for elderly people who are one-hand dominant and don't have strength or stability to maneuver stairs on other side – safety issue.

Concierge – seconded by many – never at the desk. Apparently giving them shifts somewhere else at another building (the Loyal)?? Please be consistent with given hours when concierge is actually going to be at the front desk.

- *Comment: One of the concierge staff is working admin in another building that's why it's so difficult as well.*

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Security – concerns, especially requested at 3-4am in mornings and especially on weekends. Supposed to be here within 5-10 mins when called.

Shiplake contact - Complaint about the direct dial numbers to Carlene and Doreen – when you phone you get a recording saying these numbers are not in service.

- 85% get the recording, sometimes it works (15%?)
- Also nobody answering the concierge phone number
- General concerns about never seeing the administration anymore, lines of communication between tenants and Shiplake are not open. People feel unsafe. People don't know anyone on their floors anymore.

Parking Garage – Garage is dirty, one person asking if we could get it cleaned.

Hallway carpets - How often do they clean the carpets? There are stains on some floor hallways.

- need to be steam cleaned!! There is a need.

Pool - Somebody using the pool to privately coach water polo (8 boys) – complaining about a hard polo ball almost hitting her in the head while she is swimming laps. Seconded by another lady. Karni suggested they report it to the concierge. She will discuss it with Jay.

Window washing – kitchen windows on the side of building & windows by elevator

4th floor hallway airflow – woman will put in work order for air flow problem in hallway

Gym - Complaint about tenants bringing their own personal trainers into gym. It is intimidating as well for gym users.

- Taking over the gym with circuit training
- Loud music
- Not sharing equipment
- Karni: Tell concierge right at the time of this happening, if no concierge, knock on superintendents' door. Please share the space as it is supposed to be a shared space. If you are a trainer you can't bring a client in from outside this building (someone who is not a tenant) in to use our gym.

Airbnb – If you know there's an Airbnb on your floor please let Jay or concierge know. Jay is working on getting these people to cease their activities.

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Backyard - Complaint about our small backyard getting over-used by other condo pet-owners, etc.

- K: There is no way to gate our property and therefore no solution to stop the other neighbourhood dogs from coming here.

- Also concerns about dogs not on leash. They are supposed to be on leash.

- Suggestion of having a petition if somebody wants to write it up and get people to sign it.

Respectful meetings – *There was a suggestion about trying to have a more civil tenants' meeting. People need to have more respect for others and be cognizant of taking up too much space in the conversation, inputting comments, not waiting their turn to comment, etc.*