



MEMBER FORUM 6

May 26th 2019

TODAY'S TOPICS

- **Meeting with Senior Parkbridge Management**
- **Community Standards & Evictions**
- **AGI Update**
- **Legal Matters**
- **Coyotes**
- **Hydro Rates Petition**
- **Phone Directory**
- **AGM**
- **Q & A**

MEETING WITH SENIOR PARKBRIDGE MANAGEMENT

- It need hardly be said that there are many issues with Parkbridge's policies, practices and attitudes
- With little or no response from local or regional management as to our concerns, the Board felt it necessary to take them to the top level even though this might well add to our day to day difficulties locally
- We met recently with Mark Gow – CEO and Lachlan MacLean – VP: Property Operations and presented a long list of issues

MEETING WITH SENIOR PARKBRIDGE MANAGEMENT

- During a two hour meeting we had a full & frank discussion on both general and specific issues
- While, not surprisingly, making no immediate commitments, Gow/MacLean made it clear that they understood that there is a “situation” in Sandycove and that some action is required on their part
- They will consult internally based on our meeting and a further meeting is promised to discuss how things will go forward

COMMUNITY STANDARDS & EVICTIONS

- YOU WILL, DOUBTLESS BE AWARE THAT THERE ARE EVICTIONS IN PROGRESS – THIS IS, OF COURSE, WORRYING FOR EVERYONE
- This is – inevitably – a sensitive subject
- It is a “damned if we do – damned if we don’t” position for the Association
- We support the enforcement of community standards – *provided it is done on a reasonable basis* – to protect both the quality of life and investment of residents
- BUT both as individuals and as a Board we hate to see this happen and want to prevent it if possible

COMMUNITY STANDARDS & EVICTIONS

- I want to share with you the **FACTS** of two cases & explain in detail how the Board became involved and what actions we took
- When you have heard all this we need your input on an important issue

COMMUNITY STANDARDS & EVICTIONS

- One case involved an Association member – therefore the resident had the “right” to call on us for help
- In the other, the resident was not – and never had been – a member
- **THE QUESTION IS: SHOULD THE ASSOCIATION ASSIST NON-MEMBERS IN SUCH CASES - AS YOU HAVE HEARD THIS CAN INVOLVE A LOT OF TIME SPREAD OVER MANY MONTHS**

ABOVE GUIDELINE INCREASE #3

- Once again, after multiple refusals, we had to apply to the Landlord & Tenant Board to force Parkbridge to give us the documentation
- If the application were granted in full the **AVERAGE** monthly increase would be about \$2.15
- We have debated whether the expenditure of funds on legal help justifies challenging this; our decision was yes
- Our Legal Committee is working with our legal representative to work out possible challenges and our best strategy

LEGAL MATTERS: POST LIGHT MAINTENANCE

- **Residents have reported different responses to requests for service & we could not get a satisfactory explanation from Parkbridge**
- **We therefore decided to support a test case with a legal application to the Landlord & Tenant Board by a resident with a view to creating a precedent in respect of Parkbridge's responsibility to maintain**
- **The case was heard May 24th & we are now waiting for the Board's decision**

LEGAL MATTERS: LEASE ASSIGNMENT

- A point has arisen in this respect:
- Parkbridge stated – in writing – that water meters would be installed **ONLY** for NEW residents **AND THEY HAVE NOT BROKEN THAT AGREEMENT**
- **BUT** an assigned lease, of course, means a new resident
- That lease **DOES** contain a clause - as mentioned on previous occasions -allowing installation of a meter and billing for WATER but not SEWER
- We are told [unverified] that this is happening – **if you are assigning you need to make the purchaser aware of this**

COYOTES

Parkbridge have been working with Coyote Watch Canada about resident's concerns and the latter will be guest speakers at the June 6th Coffee Chat

HYDRO RATES/RENT CONTROL PETITION

- We are extremely disappointed that the only further response [after Doug Ford] was from the OEB VP of Consumer Protection – which was a simple re-statement of the policy and offered nothing!!!**
- Especially disappointing is the lack of response from the MPP's representing our communities. Not even the courtesy of an acknowledgement including our own new MPP!**
- The Umbrella Group will plot a new course of action and, if necessary, we will work independently in respect of our MPP**

PHONE DIRECTORY

IS AVAILABLE NOW

**YOU CAN UPDATE – OR ADD - YOUR ENTRY AT
ANY TIME BY USING THE FORM IN THE
NEWSLETTER**

ANNUAL GENERAL MEETING

Sunday June 9th - 2.00pm – at the Wheel

We hope to see you there

**If you do not plan to attend but will be voting by Proxy
may we remind you that the forms must be received
[in the mail or by any Director] by 2.00pm on June 6th**