

MINUTES
SANDYCOVE ACRES HOME OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

December 4, 2018

Present were: John Bicknell, President; Sharon Raycraft, Vice-President; Ted Gemmell, Treasurer; Pat Porth, Secretary; Diane Elliott; Paul Martel; Linda Morris; Anne White

Regrets: Dennis Rodgers

MINUTES OF MEETING OF NOVEMBER 6

Accepted as circulated, by motion of Elliott/Martel.

TREASURER'S REPORT

SCA Home Owners' Association Financial Statement: November 30, 2018

	<u>Expenses</u>	<u>Income</u>	
Opening Balance			<u>\$14,310.75</u>
Membership Fees		\$420.00	
Bank fee	4.00		
Canada Post	187.58		
Martel- Stationery & Supplies	86.76		
Bicknell – Mailing	477.31		
Elliott – SOP & cartridges	134.37		
White – Health & Wellness	5.74		
Total	<u>\$895.76</u>	<u>\$420.00</u>	- \$475.76
Bank Balance 2018/10/31			<u>\$13834.99</u>
RBC 18 month non-redeemable GIC @1.7% invested Oct. 10/17			\$ 20,000.00
RBC 18 month non-redeemable GIC @2.0% Invested Feb. 7, 2018			\$ 10,000.00
<u>Total Funds as of 2018/11/30</u>			<u>\$ 43834.99</u>

Note: 2018-2019 Fiscal year (May – Apr)

Income 3040.00

Expenses 3352.51

\$ - 312.51

BUSINESS ARISING

Management meeting:

- (1) **Community standards:** The resident who was facing possible eviction was given an extension by Parkbridge, then through efforts of Parkbridge staff, Bicknell, Nicole Fazzari and her husband, his yard was cleaned and his vehicles disposed, etc. We have not heard a final disposition of this case. The other resident in trouble, which Rollason is “not prepared to discuss as she’s in the hands of other agencies” has been visited by officials from Innisfil.
- (2) **MPAC assessments:** We’ve always been told that the amount levied on those who are paying a proportion of the land tax was determined by taking the total land tax and dividing it equally by the number of lots in the park. However, recent leases state that Parkbridge is paying the taxes on the common land. Neither Sue Edwards or Rollason has been able to explain the discrepancy, which if it is as it looks, means many people have been paying excessive tax for many years; potentially, this could be a major issue for HOA to tackle on behalf of residents.
- (3) **Resident information:** Parkbridge says it cannot (will not?) release this to us.

Christmas lights judging: **Raycraft** and **Gemmell** will handle the north park, **Elliott** and **Morris** the south. Kathy Richmond will hold the newsletter till December 13 to enable Morris to get the winners’ information to her (and, possibly, if Bicknell can get it fast enough, the Rotary take). It was agreed that honourable mentions can be awarded if the judges feel they’re justified.

PRESIDENT’S REPORT

Umbrella Group: Just as we were prepared to make a submission on the questions of rent control and hydro rates, Jim Wilson, who represents several Parkbridge communities and was prepared to sponsor the request, left government. The provincial government has a position on rent control which states those under its provisions will stay, but there will be no control on new construction. For Sandycove, this opens the question of what happens if Parkbridge takes down a house and puts up another one – will it be denied the rent control protection the rest of us have? Bicknell is working to get a subcommittee of the Umbrella Group to tackle the question in the new year.

OneDrive: Bicknell and Martel have solved the problem of updating the membership list and it is now being updated at the end of each business day. There is a remaining problem stemming from the earlier difficulties with various versions of Excel that many telephone numbers are wrong. Martel is working on getting them cleared up.

DIRECTORS' REPORTS

Raycraft:

EMERGENCY PREPAREDNESS TEAM REPORT TO HOME OWNERS' ASSOCIATION

DECEMBER 4, 2018

1. Medical/Mobility Questionnaires are still being received at a good rate, both new and revisions. The "Fire Safety Plan" boxes which contain the information from the Questionnaires have now been installed at all 4 Maps – in front of the Wheel, at Main and Cherrywood, at Primrose and Flora Drive and at Main and 25th Sideroad – after a few miscommunications with Parkbridge.
2. Health & Wellness Fair – good response and lots of questions from the residents at the EPT booth.
3. CPR/AED training – 5 spots were allocated to the EPT this year, Parkbridge staff filled the other spots. Mirka took over the booking, etc. of the course this year; in past, that had been done by the EPT.
4. We are planning on running more articles in the Newsletter, SCAeBuletin and HOA Bulletin in the coming months to increase awareness of the EPT and also of Emergency Preparedness Day "It Starts with You" in May. We are also hoping to promote the 'chance to meet the people who could save your life' as part of our push for the May event.
5. The 'problem' of attracting attendees into the North Wheel – EPDay – is being considered; we are hoping that the placement of exhibitors' vehicles, sandwich board signs and the possibility of using a door on the east side of the NorthWheel as a special entry point will help. Innisfil Fire has come up with good ideas in this area.

The cancer support group has been established for the second and fourth Friday every month from 10 to 11:30 a.m. at the Spoke, beginning January 11, 2019. There has been good response to the announcements of its beginning from patients, families, caregivers, and people who just want to help.

White: Had sent an e-mail to Parkbridge with reference to inadequate lighting; she believes they had forgotten the time change.

Martel: Membership has increased every month since March 31, when it stood at 488. It is now 629. All directors expressed pleasure at the ongoing progress. Martel noted the reminder letters serve a good purpose in bringing back existing members who without them might forget.

Morris:

MEMBER EVENTS COMMITTEE
REPORT TO HOA BOARD – DECEMBER 4, 2018
2018-2019 TERM

SEMINARS

The Seminar for November 19th on Downsizing, unfortunately, did not live up to my expectations even though it was laid out fully in our correspondence. There were 32 members and 8 Board Members attending.

I don't feel it truly hit the mark and was not presented in a confident or fluid manner and one that we should consider again.

The following chart has been updated to our current lineup.

We are still working to confirm March 18th with substituting Rain Barrel Workshop by Lake Simcoe Regional Conservation Authority. It was felt a "good fit" considering new resident requirement to pay for water consumption.

We have a confirmation from IOOF for May 2019.

Dec. /18	NO SEMINAR	
Jan. 21/19	Fire Prevention (Mike Symes, Innisfil Fire & Rescue) --	Confirmed
Feb. 18 11/19*	Hearing Loss - (Kathy O'Connor, Cdn. Hearing Society) --	Confirmed
Mar. 18/19	Rain Barrel Workshop	-- TBA-Rodgers/Morris
Apr./19	NO SEMINAR	
May 20 13/19*	IOOF	-- Confirmed
*Note: Two seminars falling on holidays; i.e., Feb. 18 th & May 20 th were moved to the Monday before. No Seminars in December/18 or April/19		

The presentation was followed by the usual in-house messages outlining the upcoming HOA events and the seminar series would return Jan 21/19 and, as this was the last seminar this year, the members were wished a Merry Christmas and a Happy and safe New Year on behalf of the HOA.

Rollason had suggested a seminar on cannabis, granted all the changes recently legislated which may affect our residents, to be led by a commercial organization. Morris did not believe this would be appropriate, and directors agreed with her. However, Gemmell had heard a medical person present an informed, professional summary of the situation and the benefits/risks of cannabis at a PROBUS meeting, and directors agreed that would of use and interest to our residents.

Action: Gemmell to get name of speaker, send to Morris to follow up.

Elliott:

**SANDYCOVE HOME OWNERS' ASSOCIATION
COMMUNITY EVENT COMMITTEE REPORT
DECEMBER 6th, 2018**

January 27th 2019 Open House:

- An SOP has been obtained at cost of \$35.00 for the HOA Social.
- Sharon/Norm have agreed to be the Smart Servers for the event.
- Posters are up in each community hall;
- A planning meeting is scheduled for December 10th to discuss food/wine, etc.
- Diane will order the wine after the planning meeting.

Home Fair - May 4th, 2019:

- A meeting will be scheduled for mid-January to start the planning/task assignments for the Home Fair;
- I have one non-Committee member who has agreed to assist with the Home Fair;
- Additional help will be required and will be organized closer to the date.

Bicknell reported Lynn Dollin, Dan Davidson, and Carolyn Payne will all attend.

Porth:

INNISFIL WORKSHOP/CULTURE

November 13, 2018

On this date, I was honoured to represent the Home Owners' Association at a gathering of various people from associations within Innisfil, to discuss "culture" in the town, and what could be done to have more of it and have it be more effective.

The format, as is common, comprised an introduction by the consultants hired to conduct a town-wide study, followed by group discussions of questions posed by the consultants on aspects of culture. Also as is common at these events, the technology failed to perform, or as the "designated millennial" who thought she could make it work, explained, "the computer doesn't want to talk to the projector". I'm always awestruck at the technical proficiency of young people.

If there was a consensus from the feedback sessions, it would be that more should be done to bring the people of Innisfil together in a combination of grand, town-wide events to amalgamate the 24 little communities and create a sense of town-wide identity (e.g. large cooking events where people from different ethnicities bring or cook on-site dishes which are characteristic of their culture), with smaller, more localized events to celebrate the unique characteristics of each "little" townlet. There was also widespread agreement that more should be done to communicate news/information about those events and activities which already exist; for example, no one in

the room except those from Cookstown (who tended to dominate the conversation) knew about the South Simcoe Theatre, which this year celebrated its 50th anniversary.

What, if anything, will come of this exercise, I have no idea, but I enjoyed the afternoon and learned some things about the town to which I moved just seven years ago.

If any other director is interested in following up on developments in the study, you can check <https://www.getinvolvedinnisfil.ca>.

NEW BUSINESS

Post lights: Rodgers was dealing with a complaint, taken over by Bicknell, from a new resident whose light never worked when he moved in. He said Rollason initially said it was his responsibility, then said the wiring had been modified (resident said modification had been done by previous owner). Bicknell queried the use of two different reasons. Rollason said her response was according to the lease, but the lease didn't say what she said it did. Older leases say we're responsible for keeping the lights on. Some newer ones say the rules and regulations require the homeowner to keep it on. Other new ones say the rules and regs say you're responsible for it, but don't specify that you must keep it on. It seems the company is trying to shift responsibility for maintaining the lights retroactively to all residents, however long their tenancy, which is of questionable legality.

Lease renewals: Rollason says "maybe we will and maybe we won't, it depends on circumstances" (not defined). It seems the company wants to move everybody to month-to-month. Bicknell thought perhaps it was to avoid assignment. However, according to the *Residential Tenancies Act*, month-to-month leases **can** be assigned. They may on the other hand be less protected against termination.

Rules and regulations: Our leases say they can be changed, but the latest draft, on which we have commented critically, has not yet been promulgated.

Overall, it appears Parkbridge is making or considering substantial changes for the residents of Sandycove Acres, and it behooves us to take a strong defensive stance which makes clear we will continue to fight for the rights of our homeowners.

By motion of **Porth/Morris**, directors agreed that Bicknell will seek legal advice on these three issues, and take whatever action is recommended following that consultation, hopefully having a full report on the implications in time for the February Forum.

Phone book: There are two petitions circulating asking Parkbridge to reinstate this vital communication vehicle, and at least one group saying it's prepared to go ahead and publish a version of its own. We have explained our views on the subject to the residents, so we will take no further action at the moment but wait to see what, if anything, happens as a result of the petition.

NEWSLETTER

Member Forum, Open House, seminars, Christmas lights winners possibly Rotary results.

NEW BUSINESS

Martel has created a nice sign wishing SCA residents Merry Christmas and Happy New Year from us. He'll send it to Morris to make posters for the halls. Raycraft wants to do an end-of-year issue of the HOA bulletin with a roundup of the year's achievement.

Action: **Porth** to provide the meat for the roundup, pulling from the minutes; **Bicknell** to use as foundation of Open House Power Point.