

# Board Talk

## YRCC 616 - Observatory II

### February 2020

#### Electronic Service of Documents to Owners

Many owners and residents receive formal notices from the Corporation electronically. They find it more convenient. The Corporation and, ultimately, the owners, save on mailing costs. If you haven't registered for this mode of delivery, we encourage you to do so. The Management Office has the forms and will be happy to assist you.

#### Sealed Unit Window Maintenance - REMINDER

Windows with broken seals are replaced once a year, in the spring, all at the same time. If you have windows with broken seals, i.e., you can see condensation in the sealed glass unit which is easily visible in cold weather, please put a mark, or piece of tape, on the corner of the window and fill out an *In-Suite Maintenance Request Form*, available in the mailroom, and leave it in the Management Office mail box by March 31, 2020. You will be advised when the contractor will visit to measure.

#### Driving Safely in the P1 & P2

Now that we have our garage back it may be worth another word on driving safely. Watch for pedestrians. Please keep your speed down: **the posted limit is 10 km/h**. Turn your lights on to improve your visibility. Use signals to help others understand your intentions. Remember that both ramps are two-way traffic.

#### No Plastic Bags in Recycling

Plastic bags are welcome in the Disposal Room but **NOT** in the Green Compostable Bins, **NOT** in the Blue Recycling Bins and **NOT** in the Brown Cardboard Bin. When we contaminate the recycling stream with plastic bags it adds to the City of Richmond Hill's expenses. They will pass this expense back to us and may even refuse our recycling forcing us to look for a more expensive alternative. That will increase everyone's condominium fees. So stop it! It's not that hard.

#### Wreaths & Other Decorations on Suite Doors

In January we advised you that the City of Richmond Hill Fire Department Inspector recently asked that residents remove festive wreaths from their doors. We further advised that we were seeking clarification regarding this. We have now received this clarification.

Suite door decorations are not a City bylaw issue but come under the "combustible materials in common areas" section of the **Ontario Fire Code**, specifically section 2.4.1.1.(2). **Plastic, combustible suite door decorations are NOT ALLOWED**. The complete letter of clarification received from the Richmond Hill Fire Prevention Officer is posted on the bulletin boards in the Mail Room and P1 & P2 Elevator Lobbies. Please remove all door decorations. This does not include Mezuzahs which are allowed.

# 2019-2020 3<sup>rd</sup> QUARTER FINANCIAL UPDATE

## MAY 1, 2019 to January 31, 2020

**At the end of January 2020 the Corporation had a year-to-date Operating Budget Surplus of \$20,814.**

Operating Budget	May 1, 2019 to Jan 31, 2020		
	Actual	Budget	Notes
<b>Income</b>	<b>1,662,952</b>	<b>1,654,674</b>	
<b>Expenses</b>			
Utilities (Electricity, Gas, Water, Cable)	<b>452,168</b>	<b>493,250</b>	Note A
Service Contracts	<b>137,773</b>	<b>143,755</b>	
Building General	<b>196,075</b>	<b>149,720</b>	Note B
In-Suite Maintenance	<b>11,627</b>	<b>9,550</b>	
Recreational Facilities	<b>14,793</b>	<b>15,940</b>	
Personnel (Labour, Benefits & Relief)	<b>46,501</b>	<b>50,870</b>	
Administration Expenses	<b>164,901</b>	<b>176,555</b>	Note C
<b>Total Operating Expenses</b>	<b>649,403</b>	<b>673,724</b>	
Reserve Fund Contribution	<b>618,300</b>	<b>618,300</b>	
<b>Total Surplus / (Deficit)</b>	<b>20,814</b>	<b>(3,266)</b>	

**Notes:**

**A. Electricity, Gas and Water** consumption & cost continue to be under budget.

**B. Building General** includes \$17,400 for unbudgeted tree maintenance, \$11,100 for sprinkler line repairs, \$4,100 for repairs to the corridor make-up air unit, \$2,000 for a replacement exit door on P1 and \$1,600 for a replacement garbage bin.

**C. Administration Expenses** includes a year-to-date contingency allowance of \$18K.

Reserve Fund	May 1, 2019 to Jan 31, 2020	
<b>Equity at Beginning of Year</b>	<b>632,949</b>	
Year-to-Date Contributions	<b>618,300</b>	
Year-to-Date Interest	<b>10,229</b>	
Less: Year-to-Date Expenditures	<b>-766,302</b>	Note D
<b>Balance</b>	<b>495,176</b>	

**Note D: Fiscal Year-to-Date Reserve Fund expenditures are:**

1. Garage Repairs including Engineering	458,982
2. Pool Roof Replacement including Engineering	88,261
3. DHW Recirc Line Replacement including Engineering	44,893
4. Wrought Iron Fence Replacement	39,833
5. Window Replacement including Security	23,515
6. Rebuild Tube Bundle for Make Up Air Heat Exchanger	21,943
7. Restore Pool & Whirlpool Deck & Kitchen Floor	18,351
8. Mechanical Rooms Floor Restoration & Painting	15,666
9. Restore P1 & P2 Elevator Lobby & Airlock Floors	15,436
10. Replace CO Sensors in P1 & P2	9,916
11. Restore Washrooms, Change Rooms & Exercise Floors	8,063
12. Disposal & Moving Room Repairs & Painting	7,164
13. Re-connect Stairwell Exit Doors to the Fire Panel	6,489
14. Replace Whirlpool Automatic Chemical Controller	6,119
15. Boiler Replacement Rebate & Auditor's Reallocation	1,671
<b>Total</b>	<b>766,302</b>

If you have any questions please drop a note into the Management Office mail box or **send an email to the Board at [yrc616board@gmail.com](mailto:yrc616board@gmail.com)**

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