

## **CONDO 4 BOARD HIGHLIGHTS**

**JUNE 2021**

### **AGM**

Our Condo 4 AGM is scheduled for July 22, 2021 at 2 pm. A save the date communication has been sent to all owners. Due to Covid restrictions and the uncertainty of when we can meet in person your board has decided to have a Virtual AGM as we did last year.

As you may know, we are all required to hold an annual AGM as members of a Condo Corporation and in order to complete one, we need at least 25% in attendance. Reaching this level last year was difficult in that we were faced with new procedures for the first time and we had to scramble to get to our quorum levels. **WHEN YOU RECEIVE YOUR PACKAGE PLEASE TAKE THE TIME TO REGISTER.** If you are not planning to attend please fill out the quorum form to ensure we get the voting representation we need.

### **SPRING INSPECTION OF COMMON AREA GARDENS**

Our new Property Manager Lana Lewin and Rosana Coelho from Melfer conducted this inspection on June 15/21. They were joined by Steve Smith our Board Member and the Landscaping committee which includes Ken and Carolyn Collins and Evelyn Lawrence. The improvements made last year certainly have contributed to a positive change in a number of the common gardens. A number of improvements have been identified and will be dealt with throughout this year. Thank you to all who participated especially Carolyn Collins who has volunteered to address irrigation issues with Porcupine.

### **PRESIDENTS COUNCIL**

The Presidents of the 5 Residential Condos have come together and have had a number of meetings. This has provided a forum for Presidents to share thoughts, ideas and best practices. By removing the silos we have saved substantial dollars by going together as a community using our total size and economies of scale to negotiate better deals from our contract providers. A few early wins include substantial savings in Insurance costs and centralized schedule of sewer flushing saving us substantial engineering costs. The Treasurers Council has provided a prioritized list of areas that could be pursued as a collective community to streamline services and secure the best return on our investments. The Presidents Council will continue to meet to discuss common Ballantrae issues, however, nothing will be undertaken unless all Condo Boards have an opportunity to discuss and approve moving forward on any initiate.



## **GYPSY MOTHS/CATERPILLARE**

Davey Tree has worked with us to address both preventive and ongoing maintenance for our many common area trees and shrubs. With the spring applications it appears the Beetles are under control however the Gypsy Moths have inhabited a number of our trees. We have spoken to Davey Tree who have provided guidelines to address our current situation. Residents are being provided with a number of suggestions to contain the spread and based on recommendation received we will most likely be spraying in the spring. All owners will be receiving direct communication shortly on what you can do in the interim to protect your property trees.

Stay safe and hopefully the lockdown will end soon. We all look forward to restarting the many fun activities our community has to offer.

Your Condo 4 Board

Jenny Gould

Joanne Pagliocca

George Gauld

David Small

Steve Smith



