

CONDO 4 BOARD HIGHLIGHTS - AUGUST 2021

AGM

Our Condo 4 AGM was held on July 22, 2021 at 2 p.m. in a virtual format.

The AGM packages were sent to all owners and we achieved our attendance requirement.

We re-elected David Small as a Director and he will continue to serve as our Condo 4 rep on the Rec Centre Board. We elected a new Director, Doug Major who has agreed to serve as the Board's Secretary. Thank you, David, for committing to another three-year term. Your participation has been very valuable and we look forward to continuing to work with you. Doug, welcome to our Board and we look forward to getting to know you and working with you.

COMMUNITY STANDARDS COMMITTEE

This Committee met for the first time on August 16th and we are pleased to announce we are now six members strong. Steve Smith led this first meeting and addressed the Committee's Roles and Responsibilities. Under the direction of Steve, they will, on an ongoing basis, review unusual Alteration Requests to ensure they meet the community standards established by the Condo 4 Declaration and the intended vision for our community. The members will provide input into new rules or amending existing rules that would benefit all Condo 4 Owners. They will also contribute information to the Board on technological changes, design changes etc. that may help the Board in their efforts to keep our property values strong and competitive in the market place.

Committee members are:

Steve Smith, Director of Community Standards

George Gauld

Ken Collins

Dave Adderley

Sue Gilliam

Val Innes

Mary Elizabeth Lane

Thank you to all the members of the Community Standards Committee for volunteering to serve. Based on the discussions at this first meeting we have a great group representing all the owners working with your Board.

PRESIDENTS COUNCIL

The Council has not met since our last report. We will keep you updated after the council meets in September and after our next board meeting

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TRUGREEN/DAVEY TREE

TruGreen completed the Grub Control Treatment on Tuesday, August 17.

Davey Tree advised the Japanese Beetle green (non-toxic) treatment was unavailable and that the red (toxic) treatment was our only recourse for the affected Lindon and Hawthorne trees. Every precaution was taken to inform everyone before and during the day of application to minimize any adverse side effects. This was successfully completed without any issues. This is not a lasting treatment but it does provide some population control. The Japanese Beetle is an invasive species with no known predators and the Board will continue to review with Davey Tree the best practices for controlling this threat to the health of our trees and gardens.

GENERAL INFORMATION

We have had some issues regarding email addresses which are not up to date. If there are any changes please let your Property Manager Lana Lewin know in order to keep our records up to date. This will ensure you receive all important communications from us.

A number of Alteration Requests have not been received by the Property Manager which have caused some annoying delays in receiving a response. The normal turnaround is approximately 2 weeks and we ask if you have not received a response within that timeframe please contact Lana Lewin to make sure she has received your request.

Lana's contact information is lane.lewin@fsresidential.com or call 416-847-4709

Stay safe and enjoy all this amazing summer weather.

Your Condo 4 Board

Jenny Gould, Joanne Pagliocca, Doug Major, David Small, Steve Smith