

CONDO 4 BOARD HIGHLIGHTS - JULY 2021

AGM

Our Condo 4 AGM is scheduled for **Thursday, July 22, 2021 at 2 p.m.**

Even though we are now in Step 3 of the reopening plan, we are still limited in the number of people that can gather. As a result, we are moving forward with a Virtual AGM as we did last year. The AGM packages have been sent to all owners and we ask that you download the link labelled **NOTICE OF MEETING** which contains the Audit, last year's AGM minutes, information on our two candidates for the Board, and other forms including the Proxy form. Then go to the link labelled **CLICK HERE TO REGISTER FOR THE MEETING.**

Please complete your registration because if we do not achieve 25% or 43 of all unit households in attendance virtually or by proxy, we must cancel the AGM and reschedule. If you cannot attend, please complete the Proxy form and designate a neighbour who is attending the AGM. If you would like, you can give your proxy to one of the Board members. The Proxy must be sent to Lana Lewin to be counted for quorum and all other motions.

If you require any assistance with the Proxy form, please contact Lana Lewin at ana.lewin@fsresidential.com or call 416-487-4709.

If you have a question for the Board, we would like to know. Please send your question to Lana in advance and we will provide answers at the meeting.

Spring Inspection of Common Area Gardens and the Landscaping Committee

A number of improvements for our common areas were identified during the Spring Inspection and Melfer has provided the Board with a quote. The Board today has approved this quote and you will soon be seeing these improvements implemented.

The Landscape Committee presented a very comprehensive report to the Board this morning. They noted that compared to previous years the grass, trees, shrubs etc. are in great condition which leads us to believe the maintenance programs are working.

As the Gypsy Moth caterpillars have cocooned and become moths, the Committee recommends that the burlap and tape many of you have attached to your trees can now be removed. All of Ballantrae including the Golf Club are prepared to act early next spring to control the caterpillar population.

Carolyn Collins, a Committee member and Lana Lewin met with Porcupine to test the Irrigation system for all the common areas which resulted in the replacement/repair of 47 sprinkler heads. As this only relates to common areas, those owners who suspect they have irrigation issues on their property should contact Porcupine by email at

info@ballantraegolfclub.com . They are very quick to respond.

Many thanks to Carolyn and Ken Collins for their presentation. Together with Evelyn Lawrence, the Committee's efforts and feedback are greatly appreciated.

Community Standards Committee

Our Property Manager sent out rules approved at our June 17 Board Meeting relating to the installation of Decorative Shutters for a 30-day review by owners. Approximately 37 owners registered dissent to this rule. A letter from the Board President was sent to the owner on July 12 advising that this rule has been rescinded.

As your Board we consider this a good thing and thank all the owners who cared enough about our community to take the time to register your opinions. In this letter we issued a call for volunteers to serve on a Community Standards Committee and we are pleased to advise we now have a committee of four and would love to see at least three more members to help us do the work necessary to keep our Community beautiful and our home values high. Anyone interested please contact Steve Smith or our Property Manager Lana Lewin.

Presidents Council

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

Stay safe and enjoy all the activities now included in Step 3 of our lockdown.

Your Condo 4 Board

Jenny Gould, Joanne Pagliocca, George Gauld, David Small, Steve Smith