

Board Highlights Oct 20/22

Greetings to all Condo 4 residents. Your board met on Oct 20 and here are a few highlights.

### **Standards and Landscape Committee**

The Committee has worked hard to address requests and changes. We thank them for all their support.

The **Fall Walk** was completed, and we are looking at what is left to be done from items identified during the Spring Walk. We will ensure what needs to be done this fall is completed. It was noted by the Standards and Landscape Committee that a number of front yard trees are dying and will need to be replaced. As you all know the owner's property line ends at the concrete curb and the replacement cost of these trees is the responsibility of the respective owner. We recommend you contact Melfer or an outside contractor of your choice for replacements keeping in mind the landscape standards outlined in our rules. Please note that the Master List of approved trees is currently under review/update and will be completed by Spring 2023. Please remember an Alteration Request is needed to change any item on the outside of the building or garden.

### **Fire Prevention Presentation**

We discussed and decided to join the Rec Center who is in the process of making the final arrangements for this presentation. As soon as we have all the details as to time, date and place we will communicate this to you.

### **Roles of Board Members and Management**

With 3 fairly new board members we felt it timely to review the roles and responsibilities.

### **Melfer and POTLs**

You may have heard from residents of other Condo Corporations that due to increased cost of product and services caused by higher than normal inflation, Melfer has requested an increase even though the contract does not expire this year. We have reviewed the numbers and do not disagree that an increase is warranted. Rather than deal with both the Melfer increase and the impact of the POTL change, mentioned in our last Board Highlights, we have decided to address all changes and financial impacts during our Budget Process which starts at the end of October. We will consider all our reserve funds and cost increases to ensure we minimize the impact to our ongoing monthly fees. As soon as all our numbers come in we will communicate further with you.

Your Condo 4 Board

Jenny Gould, David Small, Doug Major, George Vasil and Dave Adderley