



Canterbury Common Residents' Association

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WHAT'S HAPPENING

APRIL 2020

WHAT'S NEW

Opening of The Centre

As you know we have been working diligently with Geranium (CLDC) to finish The Centre so that we can get back into it and enjoy our new surroundings and the many improvements we negotiated. It is ironic and disappointing for us that due to the province-wide decision to close non-essential businesses and work sites the work on The Centre has been halted for at least the next few weeks.

While we are disappointed with this turn of events, we must also take comfort in the fact that it was made in order to further protect us and the on-site workers, from the spread of the COVID - 19 virus. While this impacts the timetable for when we get our Centre back it is the right decision.

A bit about where we are with The Centre

Once the COVID-19 restrictions applicable to construction sites have been lifted, the small amount of work remaining in The Centre can be completed. The luxury vinyl flooring has now been fully installed on all the main and lower floor surfaces, except for the storage areas and bathrooms. The storage area floors have been painted while the washrooms have been tiled.

From what we understand there is very little to do other than put a final coat of paint on all the walls, add trim to the baseboards and the building extension windows, on the main and the lower floors, install the appliances in the kitchen, (the cupboards are all in), install the new front entrance doors, attach the updated Centre sign and do a final clean up.

Once the painting has been completed we will contact Spectrodata and give them a projected completion date so they can install the new and much improved, audio/visual equipment we purchased to replace and improve upon our previous systems, which were inadequate and out of date to provide proper levels of communication, particularly for our newly enlarged Centre.

At approximately the same time we will contact A&S Security Services and have them complete, identify and label all wiring related to the telephones and cable televisions throughout The Centre so Compton/Rogers can make the necessary connections to their equipment. We will also have them install and connect the new equipment in the specially designed wiring closet for the telephone and internet systems.

The space in the wiring closet has been totally allocated for equipment **ONLY** related to the Audio / Video / Internet / Telephone Connections and Networking Equipment. Both ends of the room (on either side of the door opening) are reserved exclusively for this equipment and should not be obstructed at any time.

Once the wiring closet work is complete, we will determine the need and space for a fixed height mobile rolling AV table with electrical outlets, and a portable projector screen with tripod stand (for visitor video presentations). Once equipment installations have been completed it will be very important to secure this room which is to remain locked at all times.

Pre-Delivery Inspection

Prior to the opening and handover of The Centre back to CCRA, CCRA will participate in a detailed Pre-Delivery Inspection with CLDC. This very important inspection will be handled by Barry Smythe, Wayne Shannon and Jim Worsley. Once the inspection has been completed, CLDC will take about 5 days to respond and correct or change any anomalies identified.

Once The Centre has been cleared for occupancy, a few CCRA designated individuals will be able to commence moving the furniture from the rented storage into The Centre, unpacking boxes and placing their contents on the shelving units which have already been set up in the storage rooms. The unpacking of boxes and placing their contents on the shelving units in the storage rooms will be coordinated by Lauren Maher.

One of the major steps in our move back into The Centre will be getting our furniture and office equipment from the trailer to The Centre. John Rintoul and Murray Smith will coordinate this part of the move as the various electronic dismantling and hook ups of sensitive equipment is a logistical challenge and has to be done carefully. John and Murray will also need to have one of our suppliers, A & S Security Services, on site to assist us with the more complex issues we will encounter. We will also need to have Compton/Rogers available as well.

As our furniture has been stored for over a year we will need to arrange for the professional cleaning of the upholstered chairs and sofa.

We also need to check the library shelves to determine if they need painting and then assemble the library shelves units. Wayne Shannon will be coordinating this task.

Prior to the books being placed on the shelves the shelves must be cleaned. Lorna Zamulinski will coordinate the cleaning and putting the books put back on the shelves.

Once all this work has been completed, we will hang mirrors, pictures and bulletin boards etc. then set up the tables and chairs and finally get The Centre ready for opening to our residents. We will, as the last action to take, have our cleaner come in and do a final clean-up before we open The Centre.

The importance of good planning

As you can see, there will be a number of activities going on at The Centre concurrently and we have spent a considerable amount of time planning how we can carry out this whirlwind of activity safely and as quickly as possible.

We have concluded that we must be well-organized and ensure that only those directly involved in the activity are on premises during the move and the subsequent activities following the move.

The moving company will be supplying the brawn to move the furniture and the many boxes but we may need some help in other areas. Should you wish to volunteer for any of the activities we have listed please leave your name with Lauren Maher, Murray Smith, or Wayne Shannon. When the time comes and hopefully it will be sooner rather than later, we will contact you about your involvement. Out of necessity and a strong desire to keep everyone safe we will need to limit access to The Centre during the move-in period and ask everyone to give us their full cooperation.

What is left to do outside?

Outside of The Centre building itself there is a bit more to do but it should not take a long time to complete what is left. Most of the work is weather-dependent for the trades and will have to be sequenced in order to carry it out smoothly.

The new replacement deck is approximately 12 ft. wide by 75 ft. long and will have composite flooring and black aluminum railings, matching the same railings as those around the pool. We have arranged to have a light in the pool to add to the ambience when sitting out overlooking the pool in the evening as well as for safety.

From the deck and leading down to the pool level will be a staircase that matches the stone work on the retaining wall between the deck and the pool. Running along the top of the retaining wall is a garden area. There is a very large apron around the pool running from the retaining wall to the pool. Beyond the pool to the east is another good size apron with adequate seating for you while you are not frolicking in the pool.

We have asked that the landscaping east and north of the pool be kept as level, as permissible by code, to allow us to be able to install activities such as shuffleboard, bocce, horseshoes etc. in the future. To the north of the pool and east of The Centre door there will be a patio for sitting, talking and possibly painting. To the north, past The Centre, is a pathway to the parking lot and even further north is the former practice putting green.

The pool is close to being finished but the liner still needs to be installed, as does the pool operating equipment. A special area has been designed and built to hold this equipment. In addition, the patio slabs need to be installed around the pool. The outdoor shower has been roughed in but still needs to be hooked up and the grading around the pool area has to be completed before the sodding and seeding for the grass can take place.

We are getting so close to completion and have to admit that although we have been frustrated by the delays, caused by the COVID-19 virus situation, impacting our original anticipated timetable, we have done our best to keep things in perspective. Any delays or setbacks we have right now are necessary, to keep people safe and healthy. While we can't give you dates or times, we can assure you that it will all happen someday and that it will all be well worth the wait.

Outstanding issues still to be resolved

Township of Scugog officials have informed our corporate lawyer that CLDC, in accordance with the agreement outlined in the OMB Minutes of Settlement, has conveyed the agreed upon open space lands identified in Phase 1 to the Township of Scugog.

The Township officials, as part of the OMB negotiated settlement we achieved, have now advised our corporate lawyer that they are ready to convey these same open space lands (“the Transfer Lands”) to CCRA. Phase 1 in part consists of land that the 33 CLDC homes are being built on with the street name McCaw Court. The remaining land included as part of Phase 1 is open space land not being built on, which the terms of settlement provided would be conveyed by CLDC to the Township of Scugog to satisfy parkland dedication requirements by CLDC pursuant to the Planning Act.

It was further declared that such open space lands would then be conveyed by the Township of Scugog to CCRA as part of the negotiated settlement agreed to by all parties. To the best of our knowledge and from recreating the information from previous reports, listed in the table below is the land size of open space in Phase 1 to be conveyed to CCRA.

Land to be Transferred to Canterbury from the Township			
PHASE ONE – Transfer to take place in 2020			
Section	Hectares	Acres	Location
Block 38	3.35	8.278	Former 2 nd , 3 rd and 4 th Fairways and 10m. common area on the 5 th Fairway between the new Seniors building and CCRA homes on Waterbury Crescent
Block 39	.05	.123	Small space north of the pond - former 2 nd tee
Block 40	1.86	4.596	Entire 1 st Fairway
Block 41	.57	1.408	10 metre common area running between the homes on Waterbury Crescent and McCaw Court from Coulter St. to The Centre
Total Phase One		14.405	

At this point we have yet to see the full details, and legal documents, describing what we will be receiving to ensure it is in accordance with the terms negotiated and recorded in the OMB Minutes of Settlement. Roger Doe and Ed Richards of the Canterbury Transition Committee will be handling this file on behalf of the CCRA Board. Any contacts or communications from or to our corporate lawyer or Township representatives on this file will go through Roger and Ed.

AN IMPORTANT ANNOUNCEMENT

As you are aware, we do not have access to our Centre at this time and the Board has correctly reasoned that it needs to plan for the likelihood that the COVID-19 crisis will not allow for the safe holding and in person attendance of members at a June Annual General Meeting (AGM).

The CCRA By-Law No. 1 provides for the holding of the AGM within 90 days of CCRA's March 31st fiscal year end. The By-Law also provides if an election of Directors is not held at the proper time the Directors then in office shall continue until their successors are elected. CCRA is also subject to the Corporations Act (Ontario). This Act requires that financial statements be presented to an AGM within a period of six months of a fiscal year end.

On April 14, 2020 the Board passed an amendment to By-Law No.1 permitting the AGM to be held within six months of CCRA's fiscal year end replacing the current requirement of 90 days enabling, if found necessary, for the AGM to be held as late as September 2020.

The amendment is now in effect but will need to be confirmed at the next AGM. However, the financial statements and operating budget information will be made available when ready. In addition, you will be sent notice of the current fiscal year Members Annual Assessment for payment when ready. When it is possible for the Board to realistically set a firm new date for the AGM, based on developments regarding the COVID-19 virus, we will contact everyone by means of a special bulletin.

All the Board members, their Committees and the Transition Committee members have worked under very difficult circumstances for the past year, to maintain our sense of togetherness and ensure that this unique community continues our tradition of caring for one another when times are tough. It is heartwarming to hear how we as a community have reacted in such a positive way to social distancing, the need to stay home and the generosity being show to helping our neighbours. Great job everyone!

What's Happening Evolution

On September 4, 2015 Geranium Corporation, through an official press release, notified the citizens of Port Perry and the residents of Canterbury of their plans to build a 120 single family residential development. By September 11, 2015 the Canterbury Common Residents' Association had formed a committee to deal with the situation and the very first What's Happening was written and published by Ed Richards and Gord Simmons.

Almost 4 ½ years and 35 publications later we are still at it; we didn't mean to be but will keep doing it as long as there is information to be shared. We hope you have benefited from this publication and feel that you have been kept well informed of *What's Happening* in this great community of ours. Stay safe and healthy.

Issued by: Canterbury Transition Committee