



Canterbury Common Residents' Association

127 Waterbury Crescent • Port Perry • Ontario • L9L 1S2 • 905-985-5258

Board of Directors Meeting April 15, 2024

Present: Lou Rocha, Jim Cushnie, Malcolm Ward, Dorothy Bull, Phil Egginton, Suzanne Brolley, Susan Allward, Lauren Maher, Carole Johnson

Regrets: Todd Glenn

Recording Secretary: Carole Johnson

Call to order: A quorum of directors being present, the meeting was declared duly constituted by the President and began at 1:00 p.m.

Motion to approve agenda:

Moved by Carole Johnson and seconded by Phil Egginton

Carried.

Motion to approve Minutes of the March. 19 Board Meeting

Moved by Malcom Ward and seconded by Carole Johnson

Carried.

Annual Meeting

The annual meeting will take place on June 19, 2024 and the Strategic Plan will be put to a vote.

LEV Living

Update meeting with Yaniv Geler

- The Marketing Report will be in in May
- A review of the different options will be made to decide what type of apartments will be more financially feasible (Apartment living, independent living with assistance or assisted living)
- Still no answers, expected likely at the end of May

AVENU

The AVENU group is keen on keeping our community involved and getting our input. A public consultation is scheduled for May 7th. We are considered to be a major stakeholder and they would like to schedule a townhall meeting, possibly May 6 or 8th.

The bridge linking the new community and the Waterfront Trail was added back into the drawings but we will strongly oppose the bridge.

Preliminary Year End Results

- Operating Fund – Well under budget by approximately \$25K
- Replacement/Repair Fund – down to \$62K
- Capital Fund – overspent by approximately \$2K

Finance Recommendations

- Keep the possible \$3,500 in taxes in the budget
- RRF - The operating surplus in excess of \$9k should be transferred to the RRF.
- This year's fees will remain \$685 per household as previously decided

Motion to approve the Finance Committee recommendations.

Moved by Jim Cushnie and seconded by Suzanne Brolley

Carried.

Notice of this year's fees will go out to all homeowners April 30th. Fees are due within 30 days.

Committee Reports

House & Property – Complete report on file

- A couple of homes in our community are not being maintained to community standards. What are possible options for our bylaws to be enforced?
 - Begin with communication with homeowners

Administration – Complete report on file

- The committee members voiced some concerns regarding the use and access to the Centre and facilities by guests. According to our policies, guests are allowed to join in activities with members.
- A couple of new activities have been added, Bag Pipes and Jam Sessions where guests will be welcomed.

Finance – Complete report on file

Social – Complete report on file

The updated Policies and guidelines for the Social Committee were presented to the board for approval.

Motion to approve the revised P&Gs

Moved by Dorothy Bull and seconded by Jim Cushnie

Carried.

- A couple of new activities are being investigated: A community picnic, a bus trip for Come from Away, Tai Chi and music events with Jim Corrigan

Municipal Affairs – Complete report on file

- The township will be fixing the culvert at the waterfront trail shortly, weather permitting.
- A letter has been sent to Mayor Wotten requesting action be taken to clean up the Durham sub-station building and shed.

Governance – Complete report on file

Annual Meeting

- The information package will be finalized at our next meeting.
- A 2nd Strategic Plan Presentation is scheduled for April 23rd.
- A Focus Group for Holtby residents is scheduled April 16th.

Communications – Complete report on file

Next Meetings

- May 13 , 2024 – 1:00 p.m. – Regular Board Meeting
- May 21, 2024 - Special Board Meeting – AGM Preparation

Adjournment

- The meeting was adjourned at 3:45 p.m.

Moved by Carole Johnson and seconded by Jim Cushnie

Carried.

Lou Rocha, President

Carole Johnson, Secretary

Date

Date

This report is provided for the information of the Board of Directors and will be attached to the Minutes of the Board Meeting.

Correspondence

- Following the Town Hall meeting on March 25 there were many comments about the presentation by the Board. The general feedback was appreciation for the extent and depth of the plan. There was an overall understanding of the need to have a plan and the areas that were covered. There were no suggestions for additional components. I received one email that complimented the connection of the Mission and Vision to the Articles of Incorporation and the By-Law. During the Town Hall there were some concerns about consultation on the tree plan but these items have been addressed and will be covered in the second Town Hall on April 23. Ulo Sibul sent his concern about maintenance of the seedlings to House and Property.
- John Nesbitt has restated his previous suggestions to review By-Law No. 1 as it relates to the possibilities for the Board to amend By-Law No. 1 without requiring approval of the Members. The details will be referred to a study group and legal advice will be required before further discussion.
- There have been several exchanges with Yaniv Geler, CEO of LEV Living, regarding the proposed Seniors Residence in Block 100. I have provided information about the PACE program that may be of benefit to LEV Living as they determine the future of their building project. Yaniv will join the Board meeting by ZOOM on April 15.
- There was a ZOOM call with AVENU and PACE representatives to discuss the possibility of providing PACE services in Canterbury Common and in the Seniors Residence. These ideas will need to be reviewed with our committees and residents before any plans are made by CCRA.
- Paul Sharman from PACE has shared information about Inclusive Community Grants that may be of interest to Canterbury. I have asked Phil Egginton to look into this initiative.
- Ann Miles inquired about the status of the proposed seniors' residence and the eligibility of tenants to be members of CCRA. We also discussed the role of Governance for landscaping changes.

Canterbury Transition Committee

- A *Thank You CTC* article was submitted to Communications for the Spring Chronicle edition.
- The Board has received the minutes taken at the March 5 meeting concerning the pool leaching problem. The meeting was attended by representatives of Geranium and Griffith Property Services along with Wayne Shannon, Ed Richards, Gord Simmons and Martha Simmons.
- The monthly teleconference on March 22 was attended by Gord Simmons, Ed Richards, Alan Palaganas and Ema Perreira. The minutes of the meeting have been forwarded to the Board. The topics covered in the meeting were: 1. Sale of the model homes, 2. Grading certifications, 3. Acoustic fence on Simcoe Street, 4. Tree planting and hydroseeding, 5. Pool wall leaching problems.
- Geranium has offered to hold a community barbecue. The information was given to the Social committee which has recommended sponsoring Canada Day. CTC would like to hold a completely separate event to recognize the contributions of Geranium.

Open Space Tree Planting

Kawartha Conservation Authority has received \$771 from CCRA for its share of the 50 Million Trees Program. KCA will visit the parklands in April and will begin planting soon after. This project will be coordinated by the House and Property.

Proposed Seniors Residence

LEV Living has received its phase one Market Feasibility Report and has proceeded to phase two of their analysis. They will complete a financial analysis and will determine their plans to move forward by late May. The next step would be to engage an architectural firm to design a basic concept for presentation to the township and community. The presentation of the plan would occur in late summer contingent on a favorable market report and financial analysis.

Town Hall Meeting

The Board will present the Strategic Plan at the second Town Hall meeting on April 23 at 7 p.m. A reminder email will be sent today.

Lot Grading Certificates

Geranium has forwarded the second and final set of grading certificates for Phase 2 on Holtby Court and one home on McCaw Court. The certificates have been forwarded to Governance for record-keeping.

On April 12 Geranium informed homeowners that they will be issuing waiver documents to those people who have requested permission to build decks or do landscaping prior to the end of the two year maintenance period (December 2025). The Governance committee has a comprehensive tracking system in place.

2021 Land Use Survey

A study of the Land Use Survey was sent to the Board members. The 203 respondents exceeded the minimum sample size of 158 to have a confidence level of 95% with a 5% margin of error for the overall survey. In addition, the sample size for each of the 10 survey questions ranged from 166 to 194.

Admission of New Members

The following homeowners and tenants will be admitted to the Association: Jim and Susan Corrigan, Katerina Pollock and Stephen Mulder, Joseph Keast, Richard and Donna Ryan.

Calendar of Meetings

April 23, 2024

May 13, 2024

May 21, 2024

June 10, 2024

June 19, 2024

TOWN HALL – Strategic Planning

Regular Board Meeting

Special Board Meeting – AGM Preparation - TUESDAY

Final Board Meeting

Annual General Meeting