

Island Park Drive Residents Association
Annual General Meeting
Minutes

Date: Sunday, February 12, 2023

Time: 3:30

Meeting Location: Social Room, 195 Clearview Avenue

Meeting Attendees: 49 members and residents from buildings 195, 185, and 200

1. **The Annual General Meeting** of the IPTRA was called to order at 3:35 by chairperson Kathryn Holman.
2. **Secretary:** Marilyn (Marnie) Campbell offered to be secretary for the meeting.
3. **Appointment of a Member to Read the Slate of Candidates:** Janet Conn offered to read the slate of candidates standing for offices on the board for the upcoming year.
4. **Minutes for the AGM January 22, 2020:** Only a few members present at this meeting were also present at the last AGM. The minutes were approved as presented.
5. **Report from the Chair:** Kathryn highlighted several items from the 2019 AGM minutes
 - a. The History Project led by Jill Morningstar has been completed and 25 booklets have arrived. People involved in the production will receive copies. After that, 9 copies remained and were available for sale at \$10.00 per copy. All were sold during the meeting, and a list of people interested in buying copies was started. Copies need to be printed in lots of 25, so if the requests reach that number, new booklets will be printed.
 - b. The Facebook page had some difficulties in the past. These were addressed as much as was possible, and the more recent entries are often good and useful information. The Facebook page was the glue holding out group together during the pandemic. It remains a useful way to connect.
 - c. Composting will be moving ahead.
 - d. The Senior's Group has not had any action.
 - e. The ski trail access has been done.
 - f. Parking has changed.
 - g. the next AGM will be changed back to October, so this term is a shortened one.

From her 2022 Written Report circulated to the residents before the meeting Kathryn highlighted:

- h. Use of the social room is still being worked on.
 - i. Getting access for people from 200 needs to be sorted out.
 - ii. The external door has a dangerous threshold and would not be safe to use.
 - iii. The furniture is in for the library area – 4 chairs and a table near the fireplace. The books will eventually be coming in here.
 - iv. There are two small round tables with chairs.
 - v. There is a single washroom down the hall.
 - vi. The room can be rented for family events.
 - vii. The room has still not been turned over to residents' use.
 - viii. When it is turned over, it will not be available 24/7. There will be hours when it is available.
 - ix. The lock on the door has been changed, and at this time access must be arranged through the staff.
- i. Kathryn commented on all the help that was offered particularly by young people in the building during the pandemic. It demonstrated how much of a community IPT can be.
- j. Kathryn has met with Homestead to discuss the relationship between the owners and our group. At present, Homestead contributes decorations and candies to special holidays, and IPTRA contributes the effort. The Homestead owners have a set schedule for events that does not always fit well with the residents' schedule.
- k. We had a wonderful Christmas party in the new social room.
- l. Shaily Allison will be helping with the Facebook group going forward.
- m. Kathryn has been asked to be a representative from IPTRA to the Westboro Beach Community Association as they discuss the new development at 210. (Westboro Beach goes from the river to Scott and from Island Park Drive to Westboro Beach)
- n. Kathryn concluded by thanking all the board members for their work and many residents not on the board who helped build our community to make it safer and supportive for everyone living here.
- o. The members in attendance thanked Kathryn for all her work in helping keep the organization going during a difficult time and transition.

6. **Membership:** Ed Ellis reported that as on Feb 6, there were 295 members with 50+ having paid. At this meeting, many more people were paying, but a tally has not yet been made. More than half the units are members. Ed broke down the numbers by building.
- a. People are asked to talk with their neighbours and encourage them to join. We would like everyone to be members.
 - b. IPTRA has members and paid members. The only difference is that paid members are the only ones that can vote at the AGM.
 - c. The advantage to paying for a membership is that the money can be used for putting on events (buying some of the food) and making some careful purchases like the folding chairs we are using for the meeting. In the future, the association can buy some card tables if Homestead does not supply them. Donations of tables can also be made.
 - d. **Reminder:** The IPTRA is NOT an advocacy group; it is a social group.

Membership (continued): After discussion about the nature of membership, a motion was made.

- e. The **Motion** reads that membership be defined as anyone who has supplied their email, name, and apartment number. (Moved by Jen York, Seconded by Carol, carried).
7. **Financial Report & Budget:** acting treasurer Betty Rogers presented three years of financial reports (see attached) because meetings were not held during the pandemic. Then she presented the budget for 2023. Discussion followed:
- i. Clarification of members and paying members
 - ii. Costs for the website which in the past were carried personally by Kathryn and Ken will be moved to the IPTRA because the membership money can cover the expense which will be approximately \$240.00.
 - iii. Shaily Allison will be taking over the website and redesigning it.
 - iv. There are also printing costs for materials distributed to the membership as well as the History Project.
 - v. **Motion:** to accept the rough budget (Moved by Joe Pinto, seconded by Bernetta Starkey, carried)
8. **Communications report:** Shaily Allison, a digital communications specialist, will take over the management of the website going forward. She will be donating her time to build a new website with a new provider. On the new website, she is hoping to have members be able to register and pay membership online. This system can accommodate people who would like to register but whose schedules do not permit them to attend meetings. This system may encourage more people to join. Having an electronic record rather than handling cash will be an advantage. She is hoping to launch the

new website in March or April. The link to the present website will be maintained for the new website – OPTRA.org

9. **Election of the New Board:** The outgoing board members were thanked. There was a question about the size of the board. Kathryn responded that there are 11-12 members, and that there could be more than one member at large for each building. Janet called the roster for the new board in the following order:
 - a. **Members at Large:**
 - i. Ronald Lemieux (185) assisting with membership
 - ii. Ken Holman (195) assisting with communications
 - iii. Sandra Currie (200)
 - b. **Building Reps:**
 - i. 185 Nancy Hamnes
 - ii. 195 Janice Pereira, Jen York
 - iii. 200 looking for a rep
 - c. **Social Director:** Lynda Danford (185)
 - d. **Communications:** Shaily Allison (200)
 - e. **Secretary:** Marilyn (Marnie) Campbell (195)
 - f. **Treasurer:** Betty Rogers (200)
 - g. **Membership Secretary:** Ed Ellis (185)
 - h. **President:** Kathryn Holman (195)

A **Motion** was brought naming Betty Rogers as Treasurer and signing authority for IPTRA. (Moved by Kathryn, seconded by Jen York, all in favour – passed)

10. **IPT History Project:** This project was envisioned for 2018; however, there were several delays as well as COVID. It is finally ready (see notes in #5 above) Digital copies of the report can be downloaded from the website.
11. **Members' Vision for the Year Ahead:** A suggestion signup sheet was placed at the door and members also brainstormed ideas for using the social room and the outside areas. The following are some of the ideas raised: Bridge, Scrabble, Euchre, Canasta, Garage Sale, Sharing Shelves, Common Gardening, Communal Puzzles, Food Trucks, Tours to NAC or museums, Group Socials, Casinos. A question was raised about requiring board insurance for trips. We are covered under residential for on-site activities. Information was provided about composting (required by the city) and Commune Auto (in our outdoor parking lot).
12. **Adjournment:** Laura Evans moved the meeting be adjourned at 4:55 before Daniel Stringer began his discussion on 210 Clearview.

Financial Report for 2020, 2021 and 2022

	2020	2021	2022	Total
Opening Balance	\$1,641.30	\$1,642.10	\$1,176.56	
Revenue (Memberships)	\$120.00	\$110.00	\$80.00	\$310.00
Expenses				
Bank Charges	\$23.40	\$23.40	\$23.40	
Communication				
Website	\$16.95	\$16.95	\$16.95	
Printing	\$13.60	\$3.20	\$4.50	
Social Events				
Christmas candy handout	\$7.91			
Christmas party			\$74.03	
Miscellaneous				
Light timers for Christmas Trees	\$43.98			
Banner		\$226.28		
Supplies	\$13.36		\$5.93	
Mass mailing of laundry cards		\$16.40		
Gifts and Donations		\$246.90	\$18.65	
Sign for 185's bench		\$42.41		
Print sample of IPT History			\$27.22	
Total Expenses	\$119.20	\$575.54	\$170.68	\$865.42
Revenues less Expenditures	\$0.80	-\$465.54	-\$90.68	-\$555.42
Ending Balance	\$1,642.10	\$1,176.56	\$1,085.88	

Reconciliation	2020	2021	2022
Opening Bank Balance	\$1,587.30	\$1,563.90	\$1,294.22
Opening Cash on Hand	\$54.00	\$174.00	\$237.60
Opening Balance	\$1,641.30	\$1,737.90	\$1,531.82
Closing Bank Balance	\$1,563.90	\$1,294.22	\$1,270.80
Closing Cash on Hand	\$174.00	\$237.60	\$317.60
Current Year's Outstanding Amount Owing	\$95.80	\$259.46	\$147.28
Cumulative Outstanding Amount Owing	\$95.80	\$355.26	\$502.54
Closing Balance	\$1,468.10	\$1,034.76	\$1,123.52
(including Cumulative Outstanding Amount Owing)	\$1,642.10	\$1,176.56	\$1,085.86

**Budget for Jan 1, 2023 to Sept 30, 2023
(9 months)**

	Budget Jan to Sept 2023	Average 2017-2019
Opening Balance	\$1,086	
Revenue		
Memberships fees*	\$620	\$533
Sale of IPT History	\$90	
Total	\$710	\$533
Expenses		
Bank Charges	\$18	\$23
Communications		
Website*	\$200	\$17
Printing, signs, newsletters	\$40	\$45
Total Communications	\$240	\$64
Social Events	\$300	\$280
Miscellaneous		
Print IPT History	\$158	
Print letter for each apartment	\$90	
Total Misc.	\$249	\$110
Total Expenses	\$807	\$477
Revenues less expenditures	-\$97	\$56
Budgeted Closing Balance	\$989	

*Notes

- The 8 members who paid membership fees in 2020 will have their memberships extended tot Sep 30, 2023.
- It could cost about \$0.6 for every member who pays fees online.

Organizing a tenants' response to 210 Clearview
Dan Stringer's presentation February 12, 2023
(notes taken by Kathryn Holman)

Dan began with a bit of background.

The Landlord Tenant Act is set up to create an adversarial relationship between tenants and landlords. This creates the situation where it is up to the tenants to report landlords who do not follow the rules set out in the LTA.

As a result, most rental communities have a Tenants' Association that does advocacy for the tenants. Island Park Towers is unusual because it has two groups that serve tenants, one that is for social purposes only (the IPT **Residents'** Association) and the IPT **Tenants'** Association (IPTTA) which Dan formed as a network of interested residents.

The IPTTA does not meet regularly but comes together when there is a need. Dan likened it to a Warrior class, if there is no threat, they don't meet, if there is a threat, they rise up.

They have taken the previous landlord to the Landlord Tenant Board over Above Guideline Increases several times challenging expenses and negotiating a partial reduction in the rent increase for all tenants affected by the AGI.

Over the years, Dan had assessed that IPT Inc was making changes in preparation to sell the buildings and it turns out in this instance he was right.

Up until now, all IPTTA dealings were taking the landlord to the Landlord Tenant Board.

In the case of 210 Clearview, it is different, the IPPTA will be 'fighting' city hall and the zoning that allows a fourth tower.

Dan is not convinced that a 4th tower is a done deal. The IPTTA will fight tooth and nail against the project, starting with the premise that even one floor is too high, there should not be another building in the complex.

He feels the land is at maximum capacity now. "Look at the amount of development happening in Westboro and more projects waiting to start. Someone has to take a stand."

He points out this is just the beginning of the process, and this is the time to research different arguments to us against any development. He is looking for people to help with that research.

He invites anyone to join the network.

There was a question Dan's comment that the IPTTA represents/benefits all IPT residents. When going to the LTB to protest an AGI, the decision usually is applied to all residents. As part of the IPPTA process, Dan and his group get proxies from residents, allowing Dan to speak on their behalf. Other residents

attend in person and all present vote to accept or reject a negotiated settlement except in very rare cases where a tenant negotiates a separate agreement due to specific circumstance. The settlement then usually applies to all those affected by the AGI, not just those present or represented by proxy.

With 210 Clearview, it will be different and there are tenants unaffected/indifferent to the proposed new building or those in support of it.

The IPPTA will go door to door, talking to each tenant to identify support and when speaking on behalf of tenants, the IPTTA will have proxies residents will sign so that the IPTTA will be able to show how many residents they represent.

When asked how much time there is for organizing, in Dan's opinion there is at least a month or two to organize but there is not a year to do so.

He closed, reminding people of his email TheString@rogers.com and that they can contact him if they want to volunteer to be part of the objection to the 4th tower.