



MEMBER FORUM 2

April 29th 2018

TODAY'S AGENDA

- **ASSOCIATION UPDATES**
- **ASSOCIATION ACTIVITIES DISCUSSION –
COMMUNITY & MEMBER EVENTS**
- **Q&A**

LEASE RENEWALS

- **LEASES THAT HAVE BEEN RENEWED:** Those concerned that are known to the Association have been contacted by Parkbridge & have been amended to [a] delete property tax on land [b] delete possible billing for sewers & [c] to re-instate snow clearing of driveways. **DID YOU CHECK YOURS?**
- **AS LEASES COME DUE FOR RENEWAL:** We understand that the renewal lease will contain a special clause detailing all payments that are applicable and this will honour the “old” lease provisions.
- **READ IT BEFORE SIGNING:** As this is a new lease it **COULD** have other changes that are not acceptable. We will – hopefully – see a copy before anyone has to sign. **TALK TO A LAWYER? THE ASSOCIATION WILL BE GLAD TO LOOK AT IT WITH YOU FIRST!**
- **REMEMBER:** If you are not happy with it you can go “Month to Month” on the “old” lease

WATER BILLING

- **THE BIG ANNOUNCEMENT:** Parkbridge have announced that water meters will only be installed for new residents. This means that if you don't have one now you won't be getting one – or the billing - even after you renew!
- **WHAT HAPPENED?** For some months we have been discussing with senior management the financial problems arising from "aging in place" including this potential item. The announcement is a step in the right direction. **THIS IS AN ON-GOING DISCUSSION**

WATER BILLING

- **ALREADY BEING BILLED?** No satisfactory response has been received from Parkbridge but billing has restarted – charges are from March January & February having been waived. This despite undertakings from Parkbridge that billing would be suspended until the legal issue is resolved.
- **WHAT'S NEXT?** Following a meeting with affected residents the Association is engaging legal representation for an application to the Landlord & Tenant Board

ABOVE GUIDELINE INCREASE

- The Association's Legal sub-committee has completed its preliminary review of the documentation. We see a number of items that may **POTENTIALLY** be challenged
- Since several of these points involve legal specifics, at our April Board Meeting the Directors approved the engagement of legal representation to obtain a professional opinion on both these points & any others that can be identified
- **A CAUTIONARY NOTE:** Your Board has always committed to telling it the way we see it and not raising false hope or expectations. At this time it appears that the bulk of the application is valid under Residential Tenancies Act rules. It is a question of by how much the increase **MIGHT** be reduced

OUR NEW LEGAL REPRESENTATIVE

- **A paralegal based in Wasaga & Barrie who specializes in Landlord & Tenant Board issues**
- **Is already acting for several Parkbridge communities – experienced in Parkbridge’s methods & tactics**
- **Has been successful against Parkbridge at a number of hearings**
- **Will be advising us in respect of the current AGI application & the water and sewer billing issue and will represent us at hearings on these as required**

LET'S TALK ABOUT ASSOCIATION EVENTS

- We would like to get your input on the events we put on – both as to content or alternatives. These currently are:
 - **MEMBER EVENTS**
 - Winter Seminar Series
 - Member Forums
 - **COMMUNITY EVENTS**
 - Home Fair
 - Health & Wellness Fair
- Other than our annual Open House the Association does not hold “social” events – these are the role of our Hall committees

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Q & A TIME”