

**Peel Condominium Corporation 122 (PCC 122)**  
7080 Copenhagen Road, Management Office Unit 91  
Mississauga, ON L5N 2C9

# **NEWSLETTER**

## **SPRING & SUMMER – 2019**

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### **BOARD OF DIRECTORS**

- Dianne Cairns – President
- Catherine Rowe – Treasurer, Corporate Secretary & CAO Specialist
- Megan Taylor – Assistant Treasurer
- Anupam Sanghera – Director of Information Technology
- Carl Hernes – Director
- Desi Orth - Director

### **MANAGEMENT OFFICE - UNIT 91**

Business Hours  
Weekdays 9:00AM to 12:00PM

Safina Cerit, Site Manager

- Phone: 905.812.2903
- FAX: 905.812.2904
- Email: [site.manager@pcc122.com](mailto:site.manager@pcc122.com)
- Website: [www.pcc122.com](http://www.pcc122.com)

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Emergency On-Site Contact for **Watermain Tap Leaks only**: [416.819.3479](tel:416.819.3479), Greg Jonas, Unit #3

Emergency Contact for **Garage Door Service**: [905.828.0054](tel:905.828.0054), McKee-Horrigan Inc.

**Plumber 24/7 Service**: [905.278.4200](tel:905.278.4200) or [905.817.0210](tel:905.817.0210), Mr. Rooter Plumbing

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April 2019

Dear Residents:

Greetings to all from your Board of Directors. Summer is just around the corner and our Site Manager is scheduling the projects that have been included in the budget for this year.

Our Annual General Meeting is scheduled to be held during the month of June. Homeowners will receive the Notice of Meeting with the final date, the financials and proxy package. Homeowners are invited to attend this meeting to learn further details of the challenges the Board faces, our accomplishments and plans for the future. Please submit your proxy if you are unable to attend.

## **UPDATE:**

Our Site Accountant, Paul Ulrick, has given his notice of retirement effective April 12, 2019. We wish to thank Paul for all his hard work and dedication to this position at PCC 122 for many years. We wish Paul all the best in his retirement.

Paul's duties will be managed by the Board until further notice.

We are pleased to inform you that in addition to her other important titles, Catherine Rowe has been appointed as our CAO Specialist. Since the Condominium Authority of Ontario (CAO) came into effect (as described in our previous Newsletter), Catherine has stepped up and taken on the responsibility of becoming our go-to person when it comes to knowledge of the rules and regulations of the CAO and its various departments. The CAO is continually evolving. The Canadian Condominium Institute (CCI) offers ongoing training, conferences and workshops which Catherine regularly attends on her own time and of course, without any compensation. We rely on her expertise and thank Catherine for her initiative and for taking on this important role. When the new regulations were enacted we found that we were already fulfilling most of the new requirements.

Anyone providing condominium management services must be licensed as a condominium management provider or as a condominium manager by the CMRAO. Safina Cerit, our Site Manager has a valid CMRAO license. Safina also plays an important role in maintaining our compliance with the CAO. In addition to her duties as Site Manager she has taken on the responsibility of managing the necessary forms we are required to complete and distribute to owners, home buyers, the CAO and other organizations. With her knowledge, experience, CMRAO license and ability to manage in a fair and efficient manner, we thank her for her extensive contributions to the successful management and financial economics of the complex.

The Board of Directors is trying to reduce expenses and become more environmentally friendly. If you have an email address and are still receiving a hard copy of this Newsletter, please fill out the attached Agreement to Receive Notices Electronically and return it to the office at your earliest convenience. We are enclosing both the Instructions and the Agreement. It is much easier and less expensive communicating with owners by email than by costly printing and delivering door to door.

On April 1, 2019, the Board of Directors met with a group of residents concerned about the rising condo fees and a perceived lack of transparency regarding the budget. Minutes of this meeting along with responses to various questions from this group will be distributed to all homeowners in the next few weeks.

We sincerely thank those of you who continue to show support for your Board of Directors. As we've mentioned, this is not an easy job. Homeowners want more transparency. We distribute two Newsletters and two Periodic Information Circulars each year along with a budget forecast with comprehensive and full activity information, list project and maintenance information on our website, present it at our AGM and we are an email away should you have any questions. We can certainly communicate more frequently about new and ongoing projects. We have a

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very committed and active group of Board members with integrity, honesty and foresight for this complex. We are following the rules and doing our due diligence to ensure this complex will prevail for years to come. Do note that we are governed by the Condominium Act (1998) and must follow this piece of legislation. Also, all Directors are required to complete online training within 6 months of becoming a Board member.

## **UPCOMING PROJECTS AND REPAIRS:**

- Roofs: Shingles will be replaced on roofs with severe damage
  - Quotes from 3 contractors were obtained. Each did onsite inspections
- Windows: Three phases of replacements scheduled for June, August and October
- Front door replacement: Budgeted for 3 new as needed
- Painting of 8 installed new front doors to colour match the garage doors
  - All future new front door installations will colour match the garage doors
- Walkways as needed
- Roadway/speed bumps as needed
- Garage doors repaired if possible. Budgeted for 3 new as needed
- Catch basins as needed
- Basement waterproofing as needed

All projects are weather permitting and time permitting also. The contractors and our office do their best to keep everyone abreast of the projects, start dates and times. However sometimes these are not within the control of the office or the contractors. Please contact the office if you have any questions or concerns.

To avoid watermain emergencies, please regularly check your watermain taps for leaks and signs of deterioration. If you decide to turn the tap on and off make sure you do it during office business hours as that activity sometimes leads to leaks. Report any watermain tap leaks to the site office for tap replacement.

You will be receiving in due course the Preliminary Notice of Meeting of Owners (Form 11364E) regarding the Annual General Meeting (AGM) to be held in June. This Preliminary Notice of Meeting is a requirement of the Ontario Regulation 48/01 that allows unit owners to understand what the meeting is about and for owners to declare their intention to be a candidate for the Board of Directors, or to submit a topic to be considered for the agenda of the meeting. We are looking for one additional Board member with exceptional writing and Office skills.

Buyers these days are much more astute than they used to be. They are checking the history of the condo. They want to see a healthy reserve fund, well managed financials, a no-nonsense Board of Directors and efficient site management. They also want to make sure that the property is being upgraded appropriately thereby avoiding the dreaded "Special Assessments".

**Please obey the By-Laws and roadway signs: No Stopping, No Parking and the speed limit of 15 Km/hr throughout our complex.**

Have a safe and enjoyable spring and summer.

Thank you.

Sincerely,

The Board of Directors

Attachment: Agreement to Receive Notices Electronically