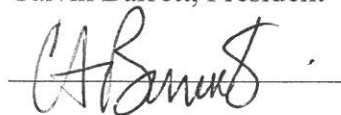


Highlights
In camera Board Meeting
February 14, 2017
PMG Hall

1. The Board accepted the resignation of Dennis Darnley, Director. The Board thanks Dennis for his work on the Board. The Board will post a notice and accept applications from members to serve on the Board until the AGM in September.
2. There have been significant snowfalls in the past few days and questions about the adequacy of snow clearing activities at the Co-op. The Board reviewed the provisions of the contract for snow clearing and the Property Manager has discussed the response times for snow clearing with the contractor.
3. The City of Toronto has approved a number of projects for the Co-op under the Social Housing Apartment Retrofit Program (SHARP). The Board approved a contract with the consulting engineers to prepare the engineering specifications for the projects so that tenders can be issued in April to select a contractor to implement the projects. The projects are:
 - Replacement of the heating boilers and the domestic hot water boilers in all 3 buildings
 - Provide individual thermostats for each apartment to be attached to the radiators
 - Lighting retrofit to replace hallway lighting with LED lamps and upgrade garage lighting
 - Install a solar wall (solar panels) on the roof of 484 Church St to generate electricity to run the return air systems in that building. The roofs on 31 and 51 Alexander St do not receive enough southern sunlight for it to be useful to install a solar wall on the roof.
4. The Board appointed Andrew Lesk to be the liaison to the Library Project.
5. The Aging in Place project requested \$800 additional funding for the current year to continue to provide services to members. The request was approved by the Board.
6. The Board continued with the Property Management Transition Project and approved the form of tender to be issued by the end of February to select a company to provide office, accounting, RGI and administrative services.
7. The balance of the items at the Board meeting dealt with legal/member/staff issues.

Calvin Barrett, President




Cathi Bond, Corporate Secretary

Highlights
Open and In Camera Board Meeting
January 31, 2017
PMG Hall

1. The Board accepted the resignation of Jeff Kirby, director and Corporate Secretary. The Board thanks Jeff for his work on the Board. The Board appointed David Wootton of 31 Alexander Street to fill the director position until September.
2. Andrew Lesk, Treasurer, advised that he is unable to continue as Treasurer due to his personal workload. Tom Maunder was elected as the Treasurer. Cathi Bond was elected as the Corporate Secretary.
2. The financial report for December was reviewed. The arrears for the month ending December 31, 2016 are \$39,969.04, an increase from the previous month. The financial report for December indicates a year to date surplus of \$20,367.85, resulting from higher than expected expenditures on unit turnover expenses.
3. The City of Toronto has approved a number of projects for the Co-op under the Social Housing Apartment Retrofit Program (SHARP) totaling \$2.9 million. Project approval was based on recommendations from the energy audit and will help save money currently spent on utilities. The projects will commence in June after the hot water boilers are turned off for the season. The approved projects are:
 - Replacement of the heating boilers and the domestic hot water boilers in all 3 buildings
 - Provide individual thermostats for each apartment to be attached to the radiators
 - Lighting retrofit to replace hallway lighting with LED lamps and upgrade garage lighting
 - Install a solar wall (solar panels) on the roof of 484 Church St to generate electricity to run the return air systems in that building. The roofs on 31 Alexander St and 51 Alexander St do not receive enough southern sunlight to install a solar wall on the roof.
4. Other major projects in the capital plan for this year (funded by the Co-op reserves):
 - Replace toilets with 3 liter high efficiency toilets and updated faucets and shower heads where possible (cost \$225,000 with payback of less than 2 years)
 - Foundation wall refurbishment of the walls and garage between 484 Church St and 51 Alexander St. This is the second (and final year) of this project started in 2016 with the garage and walls between 51 Alexander St and 31 Alexander St. The foundation wall project will commence in March 2017.
5. Reports were received from various Committees and Projects. A new project was proposed – An exterior painted mural or mosaic project funded by the City and the Co-op. More information to come.
6. The balance of the items at the Board meeting dealt with legal/member/staff issues.

Calvin Barrett, President


Cathi Bond, Corporate Secretary

Highlights
Open and In camera Board Meeting
February 28, 2017
31 Alexander Boardroom

1. The financial report for January was reviewed. The arrears for the month ending January 31, 2017 are \$48,784.83, an increase from the previous month. The Board and Property Manager are following up on these outstanding amounts. The financial report for January indicates a year to date surplus of \$50,946.60 resulting from higher than expected expenditures on unit turnover expenses.
2. Reports were received from various Committees and Projects. The updated job description for the Finance Committee was approved. Maintenance and Property Standards Committee presented information re proposed new garbage bins for the entrances to the 3 buildings, information cost of replacing the carpet runners in front of the elevators and entrance doors, update on the new bike racks in the bike locker in the garage, and detailed information re proposed City Park unit turnover standards. After discussion, MaPS will review and prepare final draft recommendations. Members are invited to enjoy a St. Patrick's Day party in the PMG Hall, hosted by CDC. Members must complete the registration form to be able to attend. Aging in Place held a successful event called Fitness Forever on February 26 and will be holding a workshop on agility and another on writing in the near future. Landscape Project will hold their first meeting of the new season on March 13. The deadline for the next issue of LINK is March 24.
3. Foundation wall refurbishment of the walls and garage between 484 Church St and 51 Alexander St. will commence on March 1, 2017 This is the second (and final year) of this project started in 2016 with the garage and walls between 51 Alexander St and 31 Alexander St.
4. The Property Manager's Report was received. Maintenance staff will be responsible for the cleaning of the new laundry machines and a cleaning schedule will be posted. The fire panel replacement project is complete and awaiting Fire Marshall approval of the alarm system. Members noted that the parking spots close to the entrance door in the 31 Alexander parking lot were being frequently occupied by large trucks which obstructed the view of people exiting the building. Signs will be posted advising that only small cars should be parked in those spots.
5. Co-operative Housing Federation of Toronto (CHFT) has its 2017 Spring Member Education Event on Saturday, April 29, 2017 and members of various Committees and Projects will be attending these informative sessions.
6. The balance of the items at the Board meeting dealt with legal/member/staff issues.

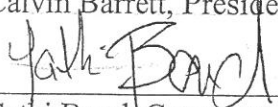


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Board Highlights
In camera Board Meeting
March 14, 2017
31 Alexander Boardroom

1. The Board received the Security Manager's report for February 2017 and discussed a number of incidents. The Security Manager was requested to obtain updated quotes for the installation of security cameras in all common areas of the Co-op for consideration by the Board. Toronto Police Service advises that cameras will enhance security and assist in identifying persons committing illegal acts such as false fire alarms. The Board is considering restricting access to the garage vehicle doors to those members and non-members who have paid for a parking spot.
2. The Board received the Maintenance Manager's report for February 2017 and discussed a number of items.
3. Foundation wall refurbishment of the walls and garage between 484 Church St and 51 Alexander St. started on March 1, 2017 and is continuing with work currently on the south wall.
4. The Co-op's approved Social Housing Apartment Retrofit Program (SHARP) projects are continuing with the consulting engineers preparation of draft tenders. Co-op staff will attend a review meeting for the tender specifications the last week of March. The projects are:
 - Replacement of the heating boilers and the domestic hot water boilers in all 3 buildings
 - Provide individual thermostats for each apartment to be attached to the radiators
 - Lighting retrofit - replacing hallway lighting with LED lamps & upgrades to garage lighting
 - Installation of a solar wall (solar panels) to generate electricity to run the return air systems in 484 Church St.
5. The Board received quotes for television services for all members. The Board and the Finance Committee will review and evaluate the bids and make a recommendation soon for a contract.
6. The City of Toronto has proposed new apartment by-laws which will prescribe a landlord's responsibilities with regards to work orders and pest control, among other things. The Board will be considering changes required to our processes and forms to comply. The Co-op currently expends a significant amount of funds to eliminate pests (cockroaches and bedbugs) as infestations are identified.
6. The Board continued with the Property Management Transition Project and received the bids for the tender to select a company to provide office, accounting, RGI and administrative services. The Board and the Finance Committee will review and evaluate the bids and make a final decision soon on the contract.
7. The balance of the items at the Board meeting dealt with legal/member/staff issues.

Calvin Barrett, President


Cathi Bond, Corporate Secretary