

Minutes - MaPS January 10, 2018

1. Quorum established:

Present – Warren Ewart (chair), Dave Blair, David Horne (vice-chair), Ian Corkish, Lee Konik (Board Liaison), Judy Alhani, Michel Gauvin, Peter Nicholson and Marlin Roy.

Regrets – Maria Rivera, Colette Toner, Andrew Lesk, Sheldon Charles, Frank Melo, Paul MacCallum

2. Previous Minutes - Errors/ Omissions

Add Sheldon Charles to regrets for Dec 13, 2017 meeting. Approval of minutes as amended. Moved by Dave Blair, seconded by David Horne, carried.

3. Approval of Agenda

Moved by David Horne, seconded by Dave Blair, carried.

4. Progress Reports

Old business

- a) Muskoka Chairs- courtyard furniture: Dave Blair has investigated several companies but best quality and price is heavy weight (80lbs) chair now on sale from Muskoka Chair Company. This chair is being recommended. **Recommendation to Board: Purchase 8 heavy weight Muskoka chairs from Muskoka Chair Company at sale price. Installation should also include installation with anti theft cord secured to ground anchors to further deter theft. Mixture of available colours acceptable.** Moved by Judy Alhani, seconded by David Horne, carried
- b) Seasonal carpet runner replacement/ purchase: Lee Konik reported that Board had approved MaPS recommendation and order for carpet runners would be placed soon. He also noted that 100 linear feet of carpet runner (red) had also been ordered without appropriate follow-up information to the Board and would be used elsewhere. He also informed the committee that new carpet for the first floor hallway of 484 had been ordered compromising MaPS' efforts to source three different flooring solutions to do each first floor hallway of 484, 31 and 51. David Horne left meeting in frustration.
- c) Parking Optimization Proposal second time around: MaPS subcommittee meeting on Jan 15 to further develop.
- d) Entry to suite by trades/ staff re work orders - **Recommendation to Board: That a notice of entry form be developed and provided to City Park Staff and contractors to be left behind when entry to a member's unit occurs without their presence. A section of the notice should permit staff or contractor to detail reason for occurrence.**
- e) Heating: Lee Konik explained Board doing follow-up with contractors to rectify issues and replacement of some large pumps identified, installation of automatic bleeder valves on top of each riser and replacement of some 20 radiators in units underway.
- f) Locker inspections - **Recommendation to Board: That for the 2019 unit inspection the Board consider including a visual inspection of the member's locker with a focus to follow-up if mould, dampness, signs of flammable chemical storage was identified. This would also help to verify if locker allocation is accurate.**
- g) MaPS Committee cleaning: Discussion of MaPS committee members volunteering for specific clean-up activities. Need and interest identified. Specific projects need to be

identified and developed. Michel noted that a cleaning plan needs to be developed as part of RentSafeTO and MaPS review and input of this plan is warranted.

5. New Business

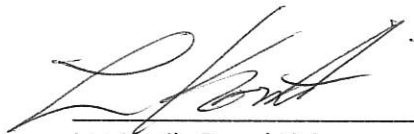
- a) Railing south end west side of 31: Needs to be repaired or replaced. Warren to follow-up
- b) Fire inspection updates: Lee Konik and Michel Gauvin informed committee that although the Toronto Fire Service reports for the 3 building listed many deficiencies. Many are currently being addressed such as portable fire extinguisher and fire hose recertification while the more difficult recommendations such as enclosing garbage bins in the garage areas and replacing locker room doors with more fire proof ones will require preparing tenders for implementation.
- c) Identified carpet and hall deficiencies: No apparent follow-up. Warren to resend MaPS report to Frank and ask for progress report.
- d) CO2 fan between 484 & 51 calibrated but now ceased motor: To be brought to attention of Maintenance Manager.
- e) Pest Control – Group discussion on role out. Date for members meeting April 21, 2018 10:00am to 12:00pm. Light refreshments no lunch. Warren taking charge of this initiative.
- f) Members washing vehicles in the underground. Location between 484 & 51. Bylaw infraction. Enforcement is difficult. Warren to discuss with Jayde that his staff should be aware this a by-law infraction and inform the member as well as CP management.

6. Next meeting February 14. Warren indicated he would be absent for the February and March meetings and that Andrew Lesk had agreed to chair these meetings. Motion to adjourn the meeting moved by Dave Blair seconded by Ian Corkish carried.

Approved February 14, 2018



Warren Ewart, Chair



Lee Konik, Board Liaison