



484 Church St., Suite 115, Toronto, Ontario M4Y 2C7, Tel. (416) 924-6294, Fax 944-1818

## **HIGHLIGHTS OF IN CAMERA BOARD MEETING**

**TUESDAY, FEBRUARY 22, 2022**

**ZOOM**

**6:30PM**

- The Finance Manager reports that the net surplus for the month ending January 2022 is \$83,000 after projecting additional expenditure. Total revenue is unfavourable by approximately \$300,000 for the period ending January 2022. Total commercial parking revenue is \$239,200 for the period ending December 2021 which is favourable by \$17,000 as compared to budgeted amount. Total laundry revenue is low by \$17,000 as compared to budgeted amount for period ending December 2021. Arrears have gone up as compared to the previous month.
- In January 2022 we received an initial payment for the amount of \$21,192 out of the \$70,640 as part of the approved funding for boilers in 31 Alexander. The funding was for the replacement of heat exchangers for both boilers and a heat exchanger replacement for the make-up air unit. All work done on this project has to be reported to the city on an ongoing basis in order to receive further funding.
- The Asbestos Remediation Project is expected to begin in the month of March 2022. We have received the first installment of our funding in the amount of \$381,375 in the month of November 2021. All the work done on this project has to be reported to the city on an ongoing basis to receive further funds.
- The Technical Standards and Safety Authority (TSSA) is scheduled to start inspecting our boilers and pressure vessels starting February 25<sup>th</sup>, 2022. The last inspection is scheduled for March 17<sup>th</sup>, 2022. The purpose of these inspections is to examine the pressurized equipment and facilities prior to start-up and then periodically while in operation to ensure compliance with existing safety standards.
- There are ongoing issues with the boilers in 484 and 31 and hot water heaters in 484 and 51. Parts have been ordered for the affected equipment and it is estimated problems may be resolved by late March or early April.
- The Maintenance Manager has started giving random calls to members after work orders have been completed to ensure that work orders are being followed through on. So far, all work orders he has checked on have been completed.
- The Co-op is looking into an alternative provider for laundry services.



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- Asbestos Remediation Project: The date to complete abatement and reinstatement of the units is the end of April 2022. The cost is \$390,450 (abatement of 94 units) + \$10,000 for cash allowance for any change orders (this will not be used without the approval of City Park).
- City Park has instituted a Vaccination Policy for staff and contractors.
- Elections Canada will be using the Peter Michael Gernon Hall on June 2<sup>nd</sup>, 2022 for three polls for City Park Co-op in the Ontario Provincial Election.
- Board meetings will continue on Zoom for the time being.
- The next board meeting will be an Open Meeting on March 8<sup>th</sup>, 2022.