

# Westpark Newsletter



October 2016

SPECIAL EDITION – POST AGM

October 24, 2016

## President's Newsletter

The Annual General Meeting ("AGM") was held on October 19, 2016. The purpose of this newsletter is to inform Owners of the major items discussed at the AGM. Formal minutes will be available prior to 2017 AGM.

### Treasurer's Report

The Treasurer discussed the financial results for fiscal year ended April 30, 2016. He noted that most expenses with the exception of Landscaping had exceeded the budget. In particular, he noted the significant increases in Plumbing and General Repairs. He also confirmed that it had been necessary to divert \$90,000 from the Reserve in the 2016/2017 fiscal period to cover the unplanned increases in the operating Budget. This \$90,000 will be re-allocated to the Reserve over the next 5 years.

### President's Report

The following updates were provided:

- The pool dehumidifier has been replaced as planned.
- Over \$100,000 has been spent on security measures including: installing new locking mechanisms on doors on P1/P2 levels, installing cameras outside the locker areas/ other strategic locations, replacing and re-organizing the FOB system, updating/centralizing the computer system to better control the security and updating the front entry phone system in the lobby.
- The replacement chillers have been installed but there is a problem. The 12<sup>th</sup> floor

Residents below the chillers are experiencing a noise/vibration problem that is keeping them awake at night. I advised that we are working with the companies involved to solve the problem. I also advised that there is a possibility that legal action will be required but that, at this time, the companies are working towards solving the problem.

- A water infiltration problem that originated in the sauna has been repaired at a total cost of \$8,100. These funds were not provided for in the Reserve.
- The whirlpool has a major problem. The flex pipes that supply the jets around the whirlpool are leaking. Possibly, the drain under the whirlpool could also be leaking. These pipes are encased in concrete and there is no room at the bottom of the whirlpool to reach the hose. An area under the whirlpool will need to be excavated to provide access to the bottom. A structural engineer has examined the situation and determined that it was safe to proceed with the excavation. Contractors that are qualified to deal with concrete/building structures/pool systems are limited and they did not have time to perform such work during the busy pool season in Ottawa.

We did find a qualified company who will soon start the work. We anticipate that this project will cost between \$40,000 - \$50,000. These funds are not provided for in the Reserve.

### Contact Info

#### PROPERTY MANAGER

JOSEE DESLONGCHAMPS  
TEL 613-301-8570

#### OFFICE HOURS:

TUESDAYS AND THURSDAYS  
8:30 AM TO 11:30 AM

#### SUPERINTENDENT

PETER POUGET  
TEL 613-228-3311

#### OFFICE HOURS:

TUESDAYS AND THURSDAYS  
3:00 PM TO 4:00 PM

### Board of Directors

GERRY DUPONT

JOHN DEKNATEL

ALBERT LYNCH

BARBARA THOMPSON

SHARRON WILSON

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## President's Newsletter—continued...

- The Make Up Air (“MUA”) units on the roof will be replaced in November. To ensure that the units operate properly, the contractor will perform an air pressure test to ensure that the air is flowing as intended. We will be required to remove weather stripping, mats or any other type of blocking material installed around unit doors before this test can be completed. I will be issuing a Notice shortly regarding this matter.

### Financial Pressures

I addressed the financial pressures in our Operating Budget and mentioned 3 areas that caused the difficulty:

- There was a significant increase in expenditures from the Plumbing and General Repair budgets.
- Many Residents have in the past commented on the deteriorating state of cleanliness in the building. We at the Board agreed. We have since taken steps to address the situation by hiring better trained staff. I pointed out that this action comes with increased costs.
- Hydro continues to be a problem. An item on the Commercial Hydro bill called *Global Adjustment* has been increasing significantly. This item captures the cost of the Province's Green Initiatives. It includes long-term contracts issued to wind mill and solar operators at rates significantly higher than the cost of generating electricity through the more traditional methods—such as nuclear and hydro electric power. It also includes the exporting of power generated by wind and solar at a loss. This *Global Adjustment* is costing between 7 to 12 cents per kilowatt/hour while the cost of generating from nuclear and hydro electric power is less than 2 cents per kilowatt/hour. (editorial comment: I don't necessarily have any issue the green initiatives but I do have an issue with the government hiding or obscuring the true cost of those initiatives. The *Global Adjustment* factor is not shown on our residential hydro bills – it is included in the overall rate.)

**I then concluded my remarks that as a result of the financial difficulties facing us, the condo fees will likely increase between 10 - 15% next year.**

### Other Business

There are 3 items that I would like to mention arising under Other Business.

- There was a request that additional door operators be installed in the P1 and P2 lobbies to provide easier access to the building. Last year I had informed the assembly that the Board had considered the project and determined that as Westpark is not a senior designed building, the rules regarding accessibility were met. We therefore opted not to proceed because of the estimated \$4,600 expenditure. I then committed to everyone present that the Board would reconsider the project. Residents were then invited to present their viewpoints. There were 71 owners in attendance. A show of hands indicated that 35 owners were in favor of the project and that 6 were not. The result of the Board reconsideration will be announced likely through a Notice.
- There was also a request to have a BBQ installed likely in the Gazebo area. During a show of hands survey only 3 owners were in favor of the project.
- Finally the issue of windows arose again. I advised that about 3 years ago, a window expert found that, although the windows are cold, drafty and frosty in the winter months, our windows were operating as designed. There is no money in the Reserve for the early replacement of windows (they are designed to last 50 years) and the estimated \$4 million replacement cost would have to be covered through a special assessment of approximately \$20,000 per unit. I also indicated that the Board would not proceed with this item unless there was significant interest. A minimum two thirds of owners would have to agree to proceed.

As I said at the meeting, it pains me to have to announce such a massive rate increase for next year. The Board is and will continue to be focused on keeping rates as low as possible, while ensuring that we keep Westpark in good repair. This rate increase should establish the rate base on a good footing and thus keep future rate increases on a more manageable level. I hope that we will continue to have your support!

Thank you!