

Report to Owners

1. **The Amendments.** The votes to amend the Declaration and By-laws have passed – we received affirmative votes from owners representing 83% of the ownership interest, and no negative ballots. The changes go into effect only when they are accepted and registered by the Registrar of Condominiums. We are filing them and will post updated documents on the website when they are approved.

Thank you to everyone who voted.

2. **Decoration.** The Decorating Committee has been working hard, and they have provided the interim report that is found on page 3 of this Report. They have spent hours in consultations, looking at samples, and in meetings. Many decisions remain to be made, but they have ordered new furniture for the Blue Room (taking advantage of attractive sale prices for top-quality pieces) and have selected a painting contractor.

Many thanks to Catherine, Di, Lynn, and Barb for a lot of hard work – which is continuing.

Charles has engaged a carpet contractor to repair some open seams in the carpeting in the halls. The carpet itself is of high quality and is in good condition.

3. **EV Charging.** We retained an engineer to advise us on ways of installing electrical infrastructure for electric vehicle charging. The approach that seemed most fair and most efficient in the long run would be to install electric power to each parking space, which would permit any owner to install a charger if and when they get an electric vehicle. We were very pleased when, shortly after we contacted the engineer, Efficiency Nova Scotia announced a plan called “EV Ready” that is designed for condominiums and takes that approach. We were the first ones in with an application, and we have received approval for a grant to share the cost of the engineering study.

We will be reporting to owners on this in the coming months. Any such addition to the building will need approval of the owners, so we will have some important decisions to make.

4. **Gardens and Grounds.** The Garden Committee has been working with our gardener and lawn care contractor. Once again, we will offer a herb garden in the south garden, which will be available to all residents.

A team of volunteers did some raking and cleanup of the perimeter of the property, greatly improving the appearance.

At the Committee's recommendation, the Board approved purchase and placement of mulch on the areas around the perimeter. This will retain moisture, suppress weeds, and generally improve the appearance. This unbudgeted cost will be paid from our Contingency Fund.

5. **Leaks in the Garage.** When we did the extensive work on the parking garage podium a few years ago we did not extend into the North Garden area. Unfortunately, we are starting to experience some leaks in that area of the parking garage. They can be controlled for now with drip pans to drain off the water, but in the long run we must anticipate a more extensive repair.
6. **Spring Cleaning in the Garage.** We will be scheduling the clean-up of the garage in the near future. We will try to do it before the Saturday street parking charges come into effect. It is important for everyone to remove their vehicles to permit a good clean-up. If you will be away, please arrange to have someone move your car if you can.
7. **New Personnel.** We have a new manager from Real Estate 360 Property Advisory Ltd. Andrew Buchanan has replaced Lisa Power.

And welcome our new cleaner, Nikita Smith. (Well, not so new any more...)

Dan Campbell – President
Liz Parr-Johnston – VP
Terry Mounce – Treasurer
Catherine Bent – Secretary
Penny Durnford
Steve Lunn
Wendell Sanford

SUMMER GARDENS REPORT OF DECORATING COMMITTEE APRIL 19, 2023

This is an interim report as there are many more elements to come.

The Decorating Committee presented recommendations to the Board of Directors at the meeting of April 18 for furniture styles, fabric, and wood finishes for the Blue Room.

After consulting with two designers, the committee felt strongly that they could not, in good conscience, custom order furniture without being able to feel the fabrics and try out the pieces for size and comfort. These two designers work that way and limited options were presented.

The in-house decorator at Jordan's Furniture in Bayer's Lake was consulted and after hours of consultation and recommendations on two occasions, furniture was selected having met our standards for comfort, quality, and choice of colours. Flexsteel and Canadel brands provided the style options and wood/fabric choices preferred for the upholstered and dining pieces required. These items do have to be custom ordered but at least we have had the opportunity to evaluate the comfort level.



Sample wood/fabric materials from Jordan's Furniture, Bayer's Lake

Since the AGM, many residents, knowing this project is being planned, have offered suggestions. Generally, they have included increasing seating in the Blue Room, more comfortable furniture, better dining options, brightening the décor, all while still leaving enough floor space for larger, stand-up gatherings. We have tried to incorporate this in our selections.

**SUMMER GARDENS
REPORT OF DECORATING COMMITTEE
APRIL 19, 2023**

We obtained estimates for redecorating the residential hallways and painting work in the Blue Room. We sought estimates from two companies - both high quality painters and well recommended. One was much more expensive than the other. That company had a very small work force, which would have meant a much longer completion date. By coincidence the other contractor turned out to be the gentleman who, when working for another company, had painted our main lobby area. He explained exactly how the work had been done and was delighted to see that it was holding up very well. His company has a larger workforce and should be able to complete the work efficiently.

A motion was passed at the Board Meeting to accept the estimates for the furniture and painting (of the Blue Room and the halls on all floors, including the basement), with some minor adjustments, if required, to be made to the scope of the painting. Colours have not yet been selected. The furniture has been ordered. Delivery time is three to six months. We were able to take advantage of a very good sale which ends April 30 providing a 25% discount. We are still well within our budget for this project, leaving scope for occasional tables, lamps, and other accessories.

The hallway walls will be specially treated by the painter to cover seams and any damage (in a few areas removal of the wallpaper may be required, incurring a small per foot extra cost). Special primer and finish coats will be applied. Ceilings and trim will also be painted. This is the same process that was used for our main lobby.

We did inquire about stripping the paper, but this would have been much more expensive. Replacing it with new wallcovering would have been prohibitively expensive - both in materials and labour. Paint colours will be selected soon in consultation with our designer. The hall carpets will remain, as they are excellent quality, were very expensive and would cost a lot more than our budget allows to replace. There are some areas of separation and wear near elevators on a few floors. Charles has hired a carpet installer to make repairs on these separately from this project.

Some residents have expressed concerns about the state of some of the unit front doors. Again, Charles reports that repairs are in the works for these separately.

We are looking into replacement of the hall wall lighting sconces. This presents a challenge because the energy-efficient light bulbs purchased in recent years at considerable expense will not fit more modern fixtures. Tom Hopkin, electrical engineer, was asked about this prior to the Board Meeting as he was there to speak about EV readiness. He said he is happy to check on what might be available to us.

Another update will be provided as plans progress. Questions or concerns may be directed to the Board at sgboard@bellaliant.net

The Decorating Committee

Catherine Bent
Lynn Fraser
Diane Palmetter
Barbara Smith