

# LTTA Meeting of the Membership

Date & Time: September 13, 2022, 7:30 pm to 9:00 pm

Location: Leaside Towers Recreation Centre, Party Room

**MEMBERSHIP REPRESENTATION:** 67 members

## STEERING COMMITTEE REPRESENTATION

Participating:

Safeera Mulla, Liz Morellato, Jason Ash, Chris Adams, Ali Meghani, Manny Blatt, Luba Maisterrena.

Regrets:

Judith Scolnik, Betty Coules, Sylvia Anstey

Building Representation	Building 85	Building 95
Low-Rise Floors	Y	Y
High-Rise Floors	Y	Y

## MORGUARD PARTICIPATION

Regrets:

Amit Thakur, Property Manager

## AGENDA

Chair of the meeting, Jason Ash, welcomed back the many tenants who attended our first in-person meeting since late 2019.

On a sombre note, Ken Fralick, long-term tenant of Leaside Towers and the most recent chairperson of the LTAA, died last month. Ken lived in Thorncliffe Park for 40 years. During that time, Ken was active in the Thorncliffe community and was behind many beneficial projects for our neighbourhood. Among his accomplishments was the creation of our Library at #95 and ensuring our closer ties to the local Police Services.

## MEMBERSHIP APPLICATION & FEE UPDATE

The membership application form is now available online at [Linktr.ee/LeasideTowers](https://linktr.ee/LeasideTowers).

We have discontinued the PDF application form that members were required to print out and return. For safety and privacy reasons, we are no longer publishing the apartment numbers of steering committee members.

The membership fee of \$10 per apartment unit per year is suspended until December 31, 2022. The LTAA will resume collection of the fee for new and returning members starting on January 1, 2023.

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## LTTA WEBSITE AND SOCIAL MEDIA

The Chair provided an update on the steering committee's efforts to update its website and social media presence.

Members can visit [Linktr.ee/LeasideTowers](https://linktr.ee/LeasideTowers) to access shortcuts to the following services:

- LTTA membership form.
- LTTA website.
- Morguard Rent Café.
- RentSafeTO for Tenants (City of Toronto).
- Contact 311 Toronto (City of Toronto).
- Coinamatic Laundry Room – Load your card online, and make maintenance requests.
- Voluntary Broken Elevator Reporting by Management (TSSA).
- Swimming Pool Inspection Reports (Toronto Public Health).
- High-Rise Fire Safety (Toronto Fire Service).
- Thorncliffe Neighbourhood Police Officers, Non-Emergency (Toronto Police Service).

Members were advised that the LTTA recently launched social media accounts.

- Facebook: <http://www.facebook.com/LeasideTowersTA>
- Twitter: <https://twitter.com/LeasideTowersTA>
- Instagram: <https://www.instagram.com/LeasideTowersTA>

## OTHER BUSINESS

Luba Maisterrena gave an update about the **Library** and thanked residents for their donations during Covid. However, she explained that at present we cannot add any more books lest they become a fire hazard. Technical or self help books can be found at our local library and so she has organized our collection in the following categories: history, mystery, cook books, young adult fiction and children's books. If possible, Luba would like to include art works by our school age children.

Having organized a very successful **Halloween Party** in the past, Luba is planning to do that again on October 31<sup>st</sup> from 6:30-8pm. Aimed at the smaller children and only for the children of our two towers. Anyone who wants to donate candy is more then welcome. All candy must be wrapped. We also need some greeters and volunteers to run the games. Children loved it last year.

With your help, Luba is also hoping to build a butterfly garden along the dog run or the front of the building.

## SPECIAL GUEST - Thorncliffe Park Urban Farmers

- This grassroots group at 71 and 53 Thorncliffe park has Just celebrated its 10th anniversary. It's a vegetable farm. Any resident of Thorncliffe Park can come and work in the gardens, grow what they feel like growing and share in the bounty.
- Community driven. Managed and enjoyed by volunteers.
- What can we do to bring back nature into high density urban neighbourhoods.

Visit us at: [Linktr.ee/LeasideTowersTA](https://linktr.ee/LeasideTowersTA)

Email: LTTAPlus2020@gmail.com

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- We provide shelter to native insects to keep the ecosystem intact.
- Use spaces where sod would be laid to create eco-friendly spaces that will improve the environment.

## THE FIRE IN 95

- August 18th there was a failure in the electrical room that caused the fire.
- No one was seriously injured.
- Major smoke damage to the entire 42 floor.
- It was a 3-alarm fire. 34 fire trucks were in attendance.
- Toronto fire services and the electrical authority are both carrying out a thorough investigation of the incident. Our city councillor has assured us that their findings will be made public
- The Fire Department was here within a few minutes of the alarm.
- Firemen knocked on all doors on floors 40-44 to empty those apartments. Other residents were asked to remain in their units.
- Management did not communicate well the events that occurred to the residents. They haven't issued any information about what they are doing and not doing.
- Some of the Morguard hotels that have been offered are not offering pet friendly.
- Ventilation in the building is designed to use air pressure to move smoke out of the building.
- High-Rise Fire Survival Kit - See details in attached slides.

## Leaside Towers Q&A

In his absence, attendees were invited to ask questions about issues of concern that will be addressed to our Property Manager, Amit Thakur. Members want a special meeting with Morguard to discuss the fire at building 95. Other concerns were about general maintenance including garbage chute messes, ongoing pest control, entrance door locks, hallway renovations, etc.

Members of the LTAA Steering Committee have noted all concerns and will be meeting with the Property Manager, as they have in the past, to air these issues and provide as many answers as possible to tenants via our website. The Property Manager has usually attended tenant meetings but was not able to do that on September 13<sup>th</sup>.

With regard to maintenance of individual units such as cracked paint or other damage, the best course for tenants is to place maintenance requests online at the [Rent Cafe website](#) or to call the Morguard office.

We thank Liz Morellato for her slide presentation.

Minutes taken by Chris Adams in the absence of Secretary, Judy Scolnik

Meeting adjourned at 9 p.m.

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## ISSUES TO ADDRESS WITH PROPERTY MANAGEMENT

- Can we reschedule a meeting for when Amit is here to specifically address the 95 fire?
- Are they offering pet friendly accommodations for people on the 42nd floor?
- Are there any issues long term as a result of the electrical fire?
- Why was there smoke in the hallways and stairwells?
- Will the Fire Report be public or must we pay to make the fee to make it happen?
- Will Morguard report the findings of the reports?
- Why was there a notice in the middle of the night and yet no one showed up?
- Are we going to start having regular checks of the hydro vaults on every floor?
- Will there be a forensic analysis of each floor versus what happened on the 42nd floor doesn't happen again.
- We need to deal with the insect problems in the building. Many complaints. Do they have a strategy for the entire building?
- 9th floor of 95 Thorncliffe Park Drive in the garbage room is a disaster. Handle is broken and has been for four months.
- The paint on the walls in the units keep cracking.
- Noise in the outside courtyards. Security should be quashing the noise around the building at night.
- There was a man going to apartments asking to come in to do the windows.
- Why is the pool closed and when will it be reopened?
- What should be done about the Overlea door entrance 95, 85 at B1 garage into the building.
- What are the rules for bikes riding on the sidewalk. It's dangerous.
- Are there any plans to renovate the hallways in the near future?
- Are there any plans to change the washing machines or the vendor for the washing machines?
- Floor 15 95 Thorncliffe park drive. The hallway smells like garbage.