

Leaside Towers Tenants Association (LTTA) Meeting Minutes September 20th, 2017

Attendees:

LTTA Steering Committee – Ken Fralick, Bob Anderson, Sylvia Anstey, Manny Blatt, Celine Chan
Morguard Property Manager – Amit Thakur

Chairman, **Ken Fralick**, opened the meeting at 7:30 and welcomed attendees to the first meeting of the fall season.

Ken has resumed touring the buildings and property with Amit and both brought the meeting up-to-date about work in progress at Leaside Towers and answered questions from tenants.

- The problem with the door locks at the Overlea entrance has been addressed with a barrier added to ensure that the door stays closed.
- Repairs and repainting will be carried out in the hallway leading to the swimming pool.
- The planned renovation of the gym/recreation area has been delayed due to an unexpected issue with the water pipes in the B1 garage level but will resume when that is solved.
- Work on the low rise elevators should be complete by the end of December.
- A new system will be in place soon to deal with maintenance requests and confirmations of work done via online communication. In addition, messages & reminders will eventually be posted on the Leaside Towers website as well as in elevators.
- New lighting and painting is in process on the B2 parking level.
- The receptacles for recycling electronics in the disposal room were stolen and will have to be replaced.
- Additional outdoor lighting is being installed in the garden area in front of #85 for increased safety from intruders.

Amit took note of tenant comments re falling plaster in stairwells, noticeable erosion on the valley side of the property, needed tile repair in the 95 lobby, locker room light sensors turn off too quickly, and the sensor at the Overlea garage exit has no light. Tenants in 95 offered kudos to one of our best security staff, Norman, who is usually on days during the week.

Tenants were advised of the following ongoing issues in and around Leaside Towers:

- Tenants are asked not to dump bicycles are in front of #95 or any other outdoor areas – this is likely being done by young residents but is not acceptable.
- Please advise the office or security about bicycles being ridden in hallways, on elevators or in the parking garage. Do not confront anyone doing this, but make a note of the time and date and advise security as soon as possible.
- Personal notices are not allowed in the halls and elevators and will be removed by staff.

Pat Wright spoke to the meeting about the Library at #95. Tenants are reminded that the library space is not to be used for parties or activities other than studying, reading, the Book Club and small meetings if they don't disturb other tenants.

- This is a **lending library** and borrowers are asked to return books in a timely fashion.
- Please **do not** re-shelve the books. Please leave them on a table and the volunteers will place them back in the correct location.

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- We need more books – novels, biographies, history, etc. and books for children are what is required. No magazines or CDs please.
- If your books are not suitable for the library, please take them to the recycling rooms.
- We need more volunteers to keep the library in good order.

Ken reported that the LTTA Steering Committee has proposed that general meetings be held on a quarterly basis rather than monthly. The Steering Committee will continue to meet monthly to review ongoing issues and projects. Please use the contact form on the LTTA Plus website (lttaplus.ca/contact-us) to contact the Steering Committee with their concerns and suggestions. The LTTA invites tenants to join the Steering Committee which welcomes fresh faces and input. A show of hands indicated that the attending tenants are in agreement with this new schedule.

The meeting adjourned at 8:30pm.

Minutes taken by Judith Scolnik.

**Please note that the next meeting of the LTTA will take place on
TUESDAY, DECEMBER 12TH 2017.**