

Presidents Report:

Michael Lewicki, Anne Williamson and Letitia Charboneau served on the committee during the past year and I would like to thank them for volunteering their valuable time.

When Michael Anne and I took over the operating the corporation last year we had some basic objectives. We wanted to get up to speed on what was going on with the various contracts we were issuing and immediately address issues that at the time the residents were demanding action. We were looking at the following:

- Cost of doing business seemed high and results were questionable. The tree box being a prime example.
- Address complaints with regarding the service provided by our property manager
- Come up with a landscaping plan for the grounds.

This being said I will provide a summary of what was accomplished over the course the past year.

1. The tree box behind the 1300 row on Cornell Street. The area surrounding the tree box was tilled, new topsoil put down and seeded. The area was watered by the unit owners that are adjacent to this space over the course of several weeks. The labour to till, spread top soil and seed was provided by the residents that lived in the vicinity of the tree box. Total cost of project was roughly approximately 800.00.
2. We decided to look at retaining the services of another property manager. Our current manager Scott Smith of the Condominium Management Group was notified during one of our monthly meetings. During this meeting Angela, our current property manager, was with Scott. It was Scotts intention to turn our account over to Angela, and he provided notification during this meeting. We gave the Codominium Management Group 60 days notice that we would be rendering a decision on wether or not the corporation would require their services. During this time Angela proved to be extremely responsive to our needs and it was decided that we would continue with her services.
2. The landscaping and snow removal contracts were put out to bid. Greenscape was awarded the snow removal contract and Hedworks was awarded the landscape maintenance contracts. We plan on tendering the snow removal contract again this year. We were dissapointed with the results we were getting towards the end of the snow removal season.
3. Several trees were removed from the property last year due to the ash borrar problem. We hope to coordinate with the city of Ottawa and our unit owners to get trees planted for free to replace at least those trees that were removed. Each unit owner is entitled to one free tree from the city...
4. The light intrusion prblem at 2680 Draper was addressed. The light was relocated and the problem appears to be solved, as we have received no further complaints.
5. The reserve fund study has been awarded to Morrisson Hershfeild. It is expected that the site

survey will be completed by May 6th. There will be a visual inspection of the sewer performed and MH will incorporate this into the reserve fund study. The committee will tender the sewer inspection separately to three local professionals.

6. It was decided that it would be prudent to review the findings in the reserve fund study, before committing to any large projects such as a landscaping plan. We have received pricing on the landscaping plan from two landscape architects and the cost is substantial, one price is in the seven thousand dollar range the other is a fee based proposal with hourly rates.

7. The green bin program is now available to multi unit dwellings. The committee is working with the local inspector to come up with a solution so that we can receive our bins. After an initial visit it was determined by the inspector that there was not enough room for the green bins where we are dropping our garbage.

8. Garbage disposal at the curb has continued to be a costly issue throughout the year. The price of disposal is roughly 100-200 dollars per visit to our property. Items such as certain construction waste and electronics will not be picked up by the city garbage pick up. If you see someone dropping garbage at the curb too early or just dropping off items that will not be picked up by the city please contact Angela. Recycling is also becoming more and more of an issue. Please do not drop cardboard boxes/paper beside the yellow bin as it will not be picked up by the city recycling service provider.

9. Development next door. The current plan is to build a 334 unit development that is made up of seven buildings ranging from 4 to 12 stories in height with underground parking spaces for each building. There is a target date for the city planning department manager to make a decision on the application by May 22nd this year. The office of councillor Rich Chiarely has advised the residents in our area that the Regional Group has withdrawn their appeal to the Ontario Municipal Board. The committee does not have any formal obligation to get involved in issues outside the common area. The committee encourages residents to get involved and keep themselves aware of what is happening in our area.

10. Some of the signs affixed to the posts at each parking space have come loose or have fallen off completely. This will be fixed this week.

11. There is a tree branch scraping the roof of unit 2733 Baseline. The committee intends to procure quotations to have this branch removed immediately.

12. The committee has been monitoring the traffic on our web site. Based on what we have seen it has been decided to distribute a paper copy of the monthly meeting minutes. The cost of the web site is roughly 200 /year.

Thanks,