



Brant Condominium Corporations' Association

www.mybccca.ca

info@mybccca.ca

To Educate and Advocate

Board of Directors Meeting

April 3, 2019

MINUTES

1. Meeting roll call and declaration that the meeting is in session: 1:00 p.m.

Present: Erle George, Anne Buchanan, Richard Carpenter, Chevy Cheveldayoff, Michelle Droogendyk

Regrets: John Gilson

Guests: Ray Bednarz, BCC 41
Shirley Byron, BCC 72
Allen Henry, BCC 54
Sam Sheardown, BCC 99
Nancy Tasker, BCC 49
Ron White, BCC 75

2. Minutes of the March 6, 2019 meeting approved: moved: Chevy, seconded: Richard, passed.

3. Bank information: \$1139.72 on hand, 39 condo corporations are members.

4. Guest: Gerry Van Dyk, Purenvironmental, Topic: Odours (notes on the presentation are at the end of the minutes)

5. Correspondence:

- A request was received from a service provider to make a presentation outlining their services. We will keep the request on file for a later date. Michelle to respond.

6. Business arising:

- Meetings were set up with City and County mayors
 - County meeting has taken place. It was a good meeting, there was agreement to having BCCA make a presentation to Council

as well as designating a councillor to become an ex-officio
BCCA board member

○ City – meeting April 4

- BCCA will continue to be involved with the Canadian Condominium Institute's Grand River Chapter, more discussion to follow.
- Chevy is making arrangements for a presentation to the provincial Premier and the Minister of Municipal Affairs and Housing regarding the questionable attributes of the revisions to the Condo Act
- Fibre optics – all the work being done around Brantford. The new CRTC code says it must be available to all service providers (i.e. the cable may have been installed by Bell however Rogers and other providers must be able to connect to it).
 - While there is an easement granted by the City on the portion of the property nearest the roadside, the cable company will need access onto condo property to bring it closer to the units or to set up several points on the property that will enable each unit in the complex to access the fibre optic line. Each Board should meet with the company (e.g. Bell) to approve the schematic drawing for the property and discuss the equipment and how the service provider will install (restore the ground around the area where holes were dug, etc.) and maintain it.
 - Each Board should insist on this meeting, not simply allow the Property Manager to grant access without Board involvement. The service provider is working on the assumption that the Property Manager is empowered to grant approval.
 - Does everybody have the right to attach to it? It must be possible for any competitive service to attach to it.
 - Chevy has arranged for Bell representatives to be the guest speakers at the May 1, 2019 BCCA meeting
- BCCA Banner – we are looking for a sign and/or table drape to be used at conventions where BCCA will set up a table or booth – Anne Buchanan will follow up
- CARP Fair – only one month left before this year's fair and there is neither time nor BCCA Board manpower to participate however participation in the CARP fair is a goal for 2020
- New BCCA Board member: Chevy moved that the BCCA Board accept Shirley Byron as a new BCCA Board member, Erle seconded, approved. Welcome, Shirley!
- An initial meeting to revise the BCCA constitution has taken place. Chevy will set up a second meeting to continue this work.
- BCCA needs to confirm a venue for monthly meetings after the May meeting. Richard to follow up.

7. 2019 Planning Follow-up

- Ongoing ...Chevy to arrange for a speaker to come to a BCCA meeting to discuss Reserve Fund Studies how to make amendments or changes to the Reserve Fund Study and the legal implications involved with following the Study as well as the potential consequences of choosing not to follow the study and allowing properties to deteriorate.
- Ongoing ...All condo corporations need to understand the importance of putting Section 98s in place to document all changes. This is linked with the importance of having a Standard Unit Bylaw and its impact on insurance, both as provided by the corporation and as needed by owners. Erle to arrange.
- Ongoing ...Real estate agents need to understand the differences between purchasing a condo versus purchasing a traditional house. Incorrect and/or incomplete information is being relayed to purchasers. Try to set a meeting with BRREA (Brantford Regional Real Estate Association)
- Ongoing ... In view of the Human Rights Code redefining the term “family”, what impact will this have on condos that have been presented as “single family units”? This topic will be pursued at a later date, possibly in the autumn.

8. Questions from visitors:

- When an owner reviewed his corporation’s budget he realized that the Superintendent had received a 50% raise. Was that a Property Manager’s decision or his Corporation’s decision?
 - Decisions regarding expenses are the responsibility of the Board of Directors. If enough owners (51%) are concerned about their Board’s action(s) they can requisition a meeting for that specific reason and address the issue. At that meeting the owners will be entitled to vote on whether or not to approve the increase. If some owners are not able to attend, they may still vote by proxy as long as there was a specific question that they can answer on their proxy – eg: “I do not approve the pay increase given to the Superintendent.”
- A condo has received notice indicating there is no place for snow to be piled because the entire complex is a fire route. There is no visitor parking, only a turnaround area (an area large enough for garbage trucks, dump trucks to turn around). If snow cannot be pushed into a portion of the turnaround, it will be necessary to have it removed by truck every time it snows. The notice was from the Ontario Fire

Marshall with only Toronto contact information. What should the Board do?

- o The first step should be to contact the Brantford Fire Prevention Officer.

9. Adjourned at 2:55 p.m.

BCCA is looking for condo owners or Board members in the St. George area to join our Board of Directors. There are significant development plans for this area and your input would be very valuable. Please contact Erle George (erle@karenged.com) for more information.

2019 Meeting Dates:

May 1, June 5, July 3, August 7, September 4, October 2, November 6, December 4.

Please see our website (www.mybcca.ca) for information and guest speakers.

Guests are welcome to attend BCCA meetings. Our current meeting location is the Tim Horton/Community Room at the Visitor & Tourism building located in the southwest corner of the Lynden Park Mall property.

Those wishing to attend a meeting are asked to contact Erle George (226-387-3352 or erle@karenged.com) prior to the meeting to ensure that adequate space is available and that Fire Code limits are not exceeded.

If you no longer wish to receive these emails, please notify us by email at info@mybcca.ca

Gerry Van Dyk, Purenvironmental, Simcoe, a local company providing restoration services. The specific topic today is Odours.

There are unpleasant odours such as those created by pets, mould, cigarettes, cooking and cannabis. (On the subject of cannabis – have you heard of Grow Closets? In Washington D.C. cannabis was legalized and one creative designer/homeowner built a grow closet, a temperature-controlled, fully equipped {lamps simulating sunlight, exhaust fan, drainage system} grow area for cannabis in an unused closet. The concept became popular and these are now being made in people’s homes. Mould is often a consequence.)

When trying to eliminate odours, the normal process is:

1. Tear out all source material
2. Mechanically treat for odour with the use of
 - a. Chemicals and/or
 - b. Days of mechanical deployment and/or
 - c. Encapsulate and/or
 - d. Pray

For mechanical treatment there are options:

1. Ozone machine – not a very safe machine around living beings including plants and pets. All living things must be removed and then the area is sealed off. This is a problem in multiplex homes where there are common air passages. An ozone machine is good in some situations – eg: after a house fire when the house is unoccupied.
2. HEPA filters – the most practical way to purify air. HEPA filters are available with or without an ionizer. Ionizers can create problems for people with breathing difficulties so it is important that the HEPA filter have an ionizer that can be turned off for some situations.
3. Challenges when dealing with odour removal:
 - a. High costs (tear out of effected materials)
 - b. The expense of maintenance/labour (everything must be washed before treatment begins with the machine) then encapsulated
 - c. Incompatibility (whether a specific machine can be used in that environment)
 - d. The time to complete
 - e. Efficacy
4. Purenvironmental’s Nano (PurAyr) deodorization:
 - a. Combines known technologies
 - b. Eliminates the need for harsh chemicals

- c. Decreases deployment times & associated labour
- d. It is the most effective odour remediation tool on the market
- e. Uses: Restoration after fires, category 3 water losses (e.g. sewer backup), contents restoration, biohazard, fuel vapour, other uses (cigarettes, skunk, infection control, vehicle recovery, mould clearance)
- f. Cost effective, environmentally friendly, quick turnaround & return to service, permanent results
- g. Phases: source removal through HEPA, germicidal irradiation, high level O₃ production, photocatalytic production, production of hydroxyl radicals

Questions:

Q: How to deal with daily undesired odours? (e.g.: a neighbour's cooking smells coming in through the hallway or common wall)

A: Consider buying an air filtration product that uses a HEPA filter and run it near the source where the odour comes in.

Q: Is there enough air movement in the homes built within the last 25 or so years? We see condensation on windows and cooking odours remain.

A: Most newer homes are far more tightly sealed than in past years. Always use exhaust fans in the kitchen and bathrooms. Open the windows for a few minutes every day. Consider buying a heat exchanger which completely replaces the indoor air every 8-10 hours.

Q: After tearing out a lot of drywall and carpet to get rid of the cat urine odour left by the previous owner's pet, I finally found the source – the heat duct in an upstairs bathroom. Even a duct cleaning service didn't solve the problem. In the end I had to open the vent and use a long mop to reach in to wash and disinfect the entire area. Would this type of odour problem have been resolved with your equipment?

A: If Pureenvironmental's treatment doesn't solve the problem, they persevere until they find the problem source and resolve it.

Fire, water, mould - all kinds of restoration solutions are available (at a cost of approximately 10 cents per cubic foot).

Gerry's contact information:

Email: gerry@per-solutions.com

Tel: 519-410-4722 (office)

226-938-7300 (cell)