



bain apartments co-operative incorporated

## Online Community Briefing, Logo Competition, And Office Updates

June 22, 2020

Dear Members:

As Toronto enters Stage Two of reopening on Wednesday, June 24, 2020, we must all remain vigilant and maintain the Public Health measures of keeping a six-foot distance, washing our hands often, and wearing a cloth mask when physical distancing is too difficult to maintain. Keeping up with these life-saving practices will ensure we all make it through this together. You may check what exactly will be allowed to open in Stage Two on the City of Toronto website: [toronto.ca](http://toronto.ca)

### **Community Briefing:**

There will be a third community briefing held on June 30, 2020 at 2pm, by way of Go-To-Meeting. The session will be moderated by Shawn Conway from CHFT. Like the previous two meetings, anyone may join this meeting online or by phone.

Please note the meeting details below:

Bain Community Update  
Tue, Jun 30, 2020 2:00 PM - 3:00 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/448431181>

**You can also dial in using your phone.**

Canada (Toll Free): [1 888 455 1389](tel:18884551389)

Canada: [+1 \(647\) 497-9391](tel:+16474979391)

**Access Code:** 448-431-181

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/448431181>

### **Vacancies on Residents' Council and Elections**

Because of the pandemic, we are overdue for our AGM. The law that governs us, the Co-operative Corporations Act, requires us to have regular membership meetings, but we are not allowed currently to gather in such large numbers. So the Ontario government has passed temporary orders allowing for those meetings to be held online, or postponed until restrictions are removed. It is felt that an online AGM would not be fair to Bain members who do not have access to the technology. So our AGM is postponed.

All of this has created a specific and serious problem: we are running out of RC members. RC members are elected by the membership for specific terms. Some of those terms are running out. Several RC members are not able to stay on beyond their term, and we are in danger of not making our quorum of 6 out of 12 RC members. A quorum is required in order to hold an RC meeting. RC meetings are required to direct the business of the Co-op and ensure that members' needs and concerns are being dealt with. Without at least 6 RC members at each meeting, the business of the Co-op will shut down. So it's extremely important to ensure we have enough members on RC while we're waiting to be able to have our AGM when the membership can elect them.

This situation is dealt with in our Organizational Bylaw. If there is the danger that quorum cannot be met for RC meetings, RC must appoint members pending a general meeting of the membership. Those appointed members will only serve until an election can be held.

So RC is in the position, in the present circumstances and in accordance with the law and our bylaws, of having to appoint members to Council. We are always looking for members who are interested in joining RC and ready and able to make the commitment of time and effort it requires. If anyone would like to volunteer for this (possibly temporary) position as an RC member, we will happily consider you for appointment. You can write to RC care of the General Manager and put your name forward along with any information you think might be helpful.

We're all in this together and we'll get through this together. Help us ensure we can keep the Co-op operating smoothly.

### **Maintenance**

As the province slowly transitions away from the State of Emergency, we still have to perform maintenance here at the Co-op. As you may recall, we had started doing many of the long awaited repairs within units that needed to be completed. Due to the emergency status, we had to put that on hold until the province allowed us to start doing the work again. As many of you are aware, we are slowly coming out of the state of emergency. We are now allowed to resume doing the repairs and carry out our maintenance work order requisitions.

To conduct any work, the following protocol will be followed:

### **Interior Project:**

Members will be given at least 14 days notice of entry advising of when the work will be completed and a list of the work to be completed.

Members will be asked to answer the questions listed on the notice which include:

1. Have you experienced difficulty breathing or shortness of breath at rest?
2. Are you experiencing a fever?
3. Are you experiencing any abnormal or unusual conditions (not associated with allergies, smokers cough, other known respiratory complaints, etc.):
  - a. Coughing
  - b. Sneezing
  - c. Sore throat
4. Have you travelled to any countries outside Canada (including the United States) within the last 14 days?

5. Did you provide care or have close contact with a person with COVID-19 (probable or confirmed) while they were ill (cough, fever, sneezing, or sore throat)?
6. Did you have close contact with a person who travelled outside of Canada in the last 14 days who has become ill (cough, fever, sneezing, or sore throat)?

If the answer to any of the above questions is yes, we will postpone the work in your unit until you have provided confirmation that you are not exhibiting any of the above conditions.

### **Routine Maintenance (work orders):**

If members have an issue that requires the attention of the Maintenance Team, members are to submit a Work Order Requisition form on the Co-op's website: [www.bainco-op.ca/members-only](http://www.bainco-op.ca/members-only) or by completing a Work Order Requisition Form available in the laundromat. The questions listed above would be included on the Work Order Requisition form as well. Again, members would be notified in writing of when access to their unit would be required.

### **New Bain Logo!**

To go with our new website, Residents' Council put a call out a few months ago for members of the community to submit some artwork for consideration as a new Bain logo. We are asking the community to vote for the logo they like best! Please call or email Alana by Friday, July 10, 2020 to vote for your favourite! [admin@100bain.com](mailto:admin@100bain.com) or 416-466-2186 ext 101

**Logo #1:** By Suzanne Gorenflo (colour copy can be seen at [bainco-op.ca/info-centre/](http://bainco-op.ca/info-centre/) then click on the tab "Notice Board" and find the digital copy of this notice)



# Bain Apartments Co-operative Incorporated

**Logo #2:** By a member who wishes to remain anonymous (no colour copy available)



## **BAIN APARTMENTS CO-OPERATIVE INCORPORATED**

**Logo #3:** Our current logo (as seen as the letterhead of this notice)

### **Emergency Assistance?**

In the case of an emergency, such as a fire, would you require assistance getting out of your unit? Please inform the office by filling in and completing the tear-away portion at the end of this notice, or submitting a note or email.

### **Community Safety**

There has been a bit of discussion about the presence of Police in the community and the measures taken to address some of the issues that have been reported by members. Over the past few months, there have been reports of the following received: break and enter, thefts, used syringes left throughout the Co-op, and violent acts.

Over the course of time, several approaches have been taken to address these matters with no success. As a result, the Co-op had an obligation to act and do so in a clear, swift manner. As a result, these issues have been reported to Toronto Police Services and their assistance in addressing these issues have been requested. In addition, measures such as use of video surveillance have been employed to assist the Co-op in dealing with these matters.

It is understood that there are mixed thoughts on the involvement of Police and cameras. Please note it is not the ideal however, when dealing with the safety of the community as a whole; all measures must be taken to achieve resolution. It is hoped that these measures will be very temporary.

In the interim, should members have any questions or need to report an issue; please feel free to contact us.

### **Community Centre & Kitchen**

As we continue to navigate the pandemic and monitor changes to the state of emergency issued by the Provincial and Municipal governments, we evaluate the various aspects of the Co-op's operations. We are currently looking at how and when the Community Centre and Kitchen can be made available. We would like to acknowledge Bruce Lyne for offering to assist with this process. We will be certain to update everyone on the progress.

### **Laundromat:**

We have installed the door opener on the laundromat though it still needs a bit of adjusting. We expect to have the FOBs issued to each unit by July 3, 2020. In the interim, you will still be able to freely access the laundromat. We are also looking at air conditioning the laundromat and hope to have this completed in short order. We ask members not to force the door open or prop it open as it will damage the door opener.

We are also working with Coinamatic to gain the ability to allow members to see if there are any machines free remotely. We will provide more information as we progress with this endeavor.

### **Boiler Project**

The replacement of the steam boilers is still underway, and the team is doing well in holding to the schedule. Over the next few weeks, you will experience more loud noises from some of the equipment and tools the crew is using. In addition, they will be going in and out of the back basements and some unit basements (notice of entry will be issued prior). A copy of our look tentative schedule of work is included. We ask for everyone to avoid areas where the work is being performed and/or the crew's equipment is placed as much as possible.

### **Waste Bins**

You may have noticed that some of the garbage bins have been left on the sidewalk of Bain Avenue. These have been left there by the Maintenance Team under the direction of the City of Toronto as they are damaged and need to be replaced. Once the City is able, they will be out to replace the bins. In the meantime, please do not use or move the bins.

### **Large Garbage Dumpster**

There is still a large dumpster for members to dispose of excess stuff located in the laneway on the south side of Bain. Please take advantage of this opportunity to get rid of excess content and garbage that you may have.

### **Fire Policy**

Just a friendly reminder that we are not able to have open fires on the property. Use of a fire pit does require a permit from the City of Toronto. If you have questions about use of a Fire Pit on the Co-op property, please feel free to contact the Co-op office.

### **Noise and Smell**

As you are all aware, sounds and smells travel very easily and swiftly from one unit to another. We would like to encourage everyone to make best efforts to try to keep the activities in their unit contained to their unit as much as humanly possible.

### **Dental Care for Low-Income Seniors**

Learn how to access free, routine dental care for eligible seniors 65 years or older, through the Ontario Seniors Dental Care Program. The program is designed to support low-income seniors. You can get more information by accessing the link below:

<https://www.ontario.ca/page/dental-care-low-income-seniors#:~:text=About%20the%20program,includin%20scaling,%20fluoride%20and%20polishing>


### **Audited Financial Statements**

Prentice Yates and Clark recently conducted the audit of the finances of the Co-op. Once the final statements have been received they will be available on the Co-op's website until we are able to hold our AGM.

### **Lets Make Noise**

Make a Noise For our Healthcare Workers is scheduled for July 1, 2020 at 7:30pm. The South Maples Noise Makers will be walking around the Bain making noise. Please join us in supporting our health workers and make a noise for them and other causes that are close to your heart!

Thank you all for your continued efforts to keep the community safe during this difficult time.



Dave McFarlane

General Manager

Please complete and return this portion if you require assistance evacuating your unit.

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**Request for Assistance in an Emergency:**

Name: \_\_\_\_\_ Unit: \_\_\_\_\_ Date: \_\_\_\_\_

Details: \_\_\_\_\_

\_\_\_\_\_

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