



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

Community Discussion, AGM Reminder, and More

September 4, 2020

Dear Members:

Community Discussion

We will be holding a community discussion in order to respond to member concerns around recent safety incidents at the Co-op. The discussion will be moderated by Shawn Conway from the Co-operative Housing Federation of Toronto.

The discussion will take place on **Tuesday, September 15 at 7pm**. Like the past two community discussions, this will be held via GoToMeeting. You can connect virtually by going to **<https://global.gotomeeting.com/join/647076877>** on your web browser. We will email the link to all members for whom we have an email address.

You can also call in by dialing **1-888-455-1389**; the access code is **647-076-877**.

We are looking forward to coming together with members to have a constructive and respectful discussion and to find a positive way forward for the Co-op. If you have questions or concerns about this discussion or about safety at the Co-op, don't hesitate to contact us.

Annual General Meeting 2020

If you haven't already, please fill out the AGM Survey that was included in last week's notice and return it to the office by 9am on Tuesday, September 8. It is important that we know who plans to attend and if they'll be able to access the AGM virtually. We will be making alternate arrangements for members without the ability to participate virtually but we need an idea of how many members will require this. Once we have this information, we will be able to set a date and provide more details shortly.

Housing Charge Due

We want to remind all members that housing charge payments are due by 9am on the first business day of every month. That means October's housing charges will be due by 9am, October 1, 2020.

The Bain Occupancy By-law, which was approved by members on February 19, 2019, states that "housing charges are due each month by 9:00 a.m. on the first business day of the month" (section 3.3a), and that "a member that does not pay the full housing charges by noon on the first business day of the month and has not arranged an arrears payment agreement will be charged a late payment charge of \$25.00 per household" (section 11.4a).

If you pay your housing charge by Tenant Pay, please remember that payments take approximately 1-2 business days to be processed by Tenant Pay and received by the Co-op. Please ensure you time your payments accordingly so that we receive the housing charge on time.

Housing Charge Changes December 1st

Please note that the Rogers charge for cable and internet will increase from \$17 to \$45 per month as of December 2020. We will be issuing letters to this effect prior to the change.



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Keeping Walkways Clear

We would like to ask again that you please keep all walkways clear of plants and other objects. Members have had falls due to obstructions on walkways and we want to ensure everyone's safety.

Fence Issues

We are aware that there are a few areas of the Co-op where fences are broken or have fallen over. We have identified these areas and we are working on having them replaced.

Community Centre Reopening

We are close to being able to reopen the Community Centre for bookings. We appreciate your patience as we work on a plan that will allow the space to be used by members and the wider community without putting anyone at unnecessary risk. Once we have finalized our new protocols and have a reopening date, we will communicate this to members. Changes you can expect to see will include mandatory cleaning fees, gaps between bookings to allow for cleaning, and an updated booking procedure.

Toilet Replacement Program

We are excited to announce that we have contracted a social contractor called Building Up to replace all the toilets in the Co-op in order to reduce water consumption. These works are expected to begin in early 2021 and we will send notices to members when the works have been scheduled. Building Up is a non-profit construction contractor that provides long-term career pathways for individuals who face barriers to employment, and we are very pleased to be working with them on this project.

New Project Administrator

The Bain office has been joined by a new highly skilled Project Administrator, Amir Zamankhah. Amir will be working on a number of high-priority capital projects around the Co-op.

Difficulties with Coinamatic Website

Members have reported experiencing difficulties checking laundromat machine availability on Smartlaundry.ca. We have been in touch with Coinamatic and they are looking into fixing this.

South Maples Noise Makers

At 7:30 pm on September 7, the South Maples Noise Makers will tour the Co-op making noise in honour of our Front-Line Workers and any other cause you feel passionate about. Please join them on your porches or windows, or follow them around with a 2 metre apart distance. They are departing from the South Maples Courtyard at 7:30 pm. No musical talent necessary, just noise!

Finally, please note that the Bain Office will be closed on Monday, September 7 for Labour Day.

Hoping you enjoy the long weekend,

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