

SAVE THE DATE

AGMs

Essex 1

May 16, 2018

7 p.m.

Registration 6:30

Essex 2

May 30, 2018

7 p.m.

Registration 6:30

Why should I attend the AGM?

1. You get to hear from your corporation's auditor about the financial health of your corporation and, by extension, the financial health of your investment.
2. You get to hear a report from your board of directors and property manager about the corporation's projects and activities.
3. You get to ask questions about the affairs of your corporation.
4. If you are one of the unit owners in attendance, you will be able to contribute to the election of all of the members of your board.



Essex 1 - TSCC #1577

Essex 2 - TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

More Condominium Act Information

The first batch of amendments to the Condominium Act came into effect in November 2017. These amendments relate to governance matters, communication with owners, mandatory disclosures and training for directors, meetings and voting, and corporation records.

The creation of the condominium Authority of Ontario was outlined in the last edition of this newsletter. The following is some more information about the changes:

Information Certificates:

Condominium Corporations will have to provide new information certificates to owners. These include Periodic Information Certificates (PICs), Information Certificate Updates (ICUs) and New Owner Information Certificates (NOICs). The PICs will have to be sent twice per fiscal year, within 60 days of the end of the Corporation's first and third fiscal quarters. They will include information about legal actions and judgments, insurance information including the maximum insurance deductibles that can be charged back to owners, information about directors involved in legal action and if they are in arrears 60 days or more, budget information, reserve fund balance, remaining contributions, anticipated expenditures, projected increases, and more. ICUs will have to be sent within 30 days of changes to the address for service of the corporation or the manager, changes to insurance or deductibles payable and any termination of an insurance policy. ICUs will have to be sent within 5 days of a loss of quorum on the board, indicating the number of vacancies and requesting owners who wish to be candidates to notify the corporation A copy of the most recent PIC and ICU, if any, must be made available at the annual general meeting. The NOIC is to be sent within 30 days to new owners that notify the corporation of their ownership and will include the most recent PIC and ICU.

Preliminary Notices of Meetings:

Preliminary Notices will now have to be sent to owners at least 20 days before a Notice of Meeting is sent that will provide basic information about the upcoming owners' meeting. It will indicate the purpose and projected date for the meeting and if the meeting is to elect directors, it will include a deadline for submitting a candidacy, candidate disclosure, and information or material to be included with the Notice of Meeting.

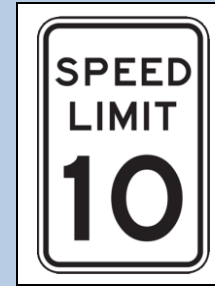
Board Candidate Disclosure and Training:

A welcome new requirement is the disclosure obligations for board candidates. Each candidate will have to disclose whether he/she is 60 days in arrears or more in the payment of common expenses, whether he/she is an owner or occupier of a unit, has been convicted of an offence under the Act or regulations in the past 10 years, is (or a family member or tenant is) involved in legal proceedings with the corporation, or is a party to or has a material interest in a contractor transaction with the corporation or the developer. These disclosures must be submitted in writing to be included with the Notice of Meeting or made orally at the meeting. Corporations will be able to pass by-laws to require additional disclosures. All directors will now have to complete prescribed training within 6 months of being elected, re-elected or appointed to the board. The courses are free and available online. There is no test or exam. The training must be renewed every 7 years.

PLEASE DON'T FORGET

In the Underground:

- Exiting traffic has the right of way.
- The speed limit is 10 km/hr.

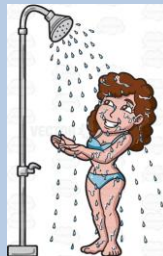


In the Shared Facilities:

The Shared Facilities **MAY NOT** be used for Business or Commercial use.

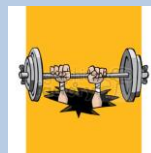
Swimming Pool:

- Each bather shall take a shower, using warm water and soap (which shall be thoroughly rinsed off prior to entering the swimming pool).
- Bathing caps must be worn by all persons with hair longer than collar length.



Exercise and Aerobics Rooms:

- Clean all machinery or equipment after each use with the disinfectant provided.
- Do not drop weights.
- Do not use weights after 10 p.m. any evening.



Party Room:

- Decorations can only be tied to tables or chairs and are permitted only in the Party Room. Decorations cannot be affixed in any fashion to the ceilings, walls, windows, doors or air diffusers (no tape, glue or thumbtacks).



Library:

- Do NOT donate hardcover books.

CELEBRATING AT THE ESSEX

In 2017, The Essex Party Room was the setting for three holiday parties for residents.

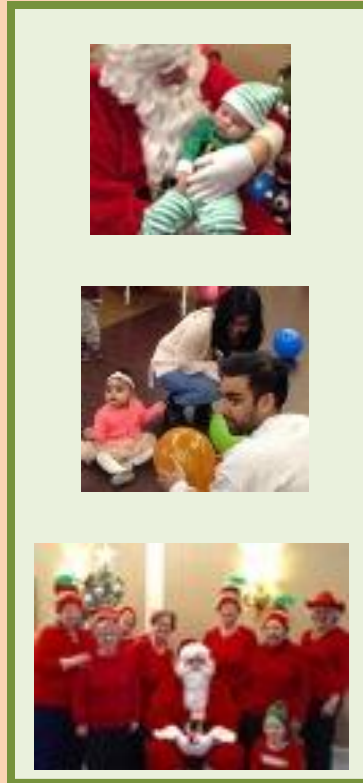
The first of these was the Children's Holiday Party on Sunday, December 3. Twenty-one children, ages 1 month to nine years, attended accompanied by their parents and/or grandparents. Although a visit with Santa was the real hit of the afternoon, the children and adults enjoyed games, hand painting, pizza/other treats and just being together!

Next, was a Wine and Cheese Party held the evening of December 5th. Residents enjoyed a selection of beverages (one of which was wine, of course!), delicious cheeses and meats and visiting with their neighbours. Thank you to our many contractors and suppliers for their generous donation of door prize gifts and to residents for their donations to the Food Bank.

These two events were hosted by volunteers: Barbara Wildsmith, Sylvia Mountney, Jackie Matthews, Cathy Kelly, Maria Fernandez, Carol Critchley and Frieda Barrett. Bill McDougall was our wonderful Santa. The very efficient bartenders for the Wine and Cheese Party were: David Douglas and Matt Stiver-Balla.

The final party was the annual Morning Coffee Holiday Pot Luck Luncheon held on Thursday, December 21. Morning Coffee is a weekly event held in the Party Room on Thursdays from 10:00am to 11:30am. All Essex residents are welcome to attend.

Submitted by Sylvia Mountney, Essex 1



[Essex Book Club](#)
Check postings for
dates and book
selections



Water Fitness Classes are Coming!

Come to the information session and register to confirm your spot! A maximum of 10 participants can register, so come early on Tuesday March 6, 11:30 a.m. to the Card Room.

Classes will start on Tuesday March 13 @ 11:15 a.m. – 12 noon

Cost: 6 classes for \$68.00, includes HST. Cheque or cash only

For more info call:
Carol Robichaud
905-278-1472 or
kcrimage@bellnet.ca



Newsletter Team
Carol Goldman
Cathy Kelly
Danielle Casha

To offer a suggestion:
Go to theessex.ca/Contact.htm

Our advertisers – Here to Serve You

For information about placing an ad, email news@theessex.ca



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For more information about placing an add, email essex@delcondo.com

About The Essex

Visit Our Website
www.theessex.ca

- Information on your corporation,
- Annual events calendar,
- Update resident data,
- Book amenities,
- Ask a question,
- Offer a suggestion.

Concierges
(24 hours a day)

Essex 1
416-239-0685

Essex 2
416-239-2286

Moves/ Deliveries

Essex 1 and 2
Mon – Fri

8 am to 8 pm

Sat – Sun

9 am to 5 pm

Statutory Holidays
NO Moves

Recreation Centre

5 am – 12 midnight

Exercise/Aerobics Room

24/7

Call your Concierge
to book ALL
*Moves, Deliveries,
Virtual Golf, Billiards,
Board, Meeting Room
and BBQs*

Property Manager:

416 239-9786
Mon. – Thurs.
9 am - 5 pm

Call the Property Manager or go online to reserve the

**Party Room,
&
Guest Suites
Reservations**

Events Calendar

| Date | Calendar Item | Time of Day | Considerations for residents |
|---------------------|--|-----------------------|---|
| March 2018 | | | |
| Mondays | Zumba | 7 pm to 8 pm | Open to all interested residents – fee applies |
| Tuesdays | Aqua Fit (Registration March 6) | 11:15am – noon | Open to all interested residents – fee applies |
| Tuesdays | Yoga | 7 to 8 pm & 8 to 9 pm | Open to all interested residents – fee applies |
| Thursdays | Gentle Pilates | 9 am to 10 am | Open to all interested residents – fee applies |
| Thursdays | Morning Coffee | 10 am to 11 am | Open to all interested residents |
| March 7 | Monthly Fire Testing | 9 am to 5 pm | Be aware of test alarms and elevator interruptions |
| March 14 | Monthly Generator Testing | 9 am to 5 pm | Be aware of test alarms and elevator interruptions |
| Mid March | AGM Preliminary notice | | Mailed/Emailed to all Owners |
| April 2018 | | | |
| Mondays | Zumba | 7 pm to 8 pm | Open to all interested residents – fee applies |
| Tuesdays | Aqua Fit | 11:15am – noon | Open to all interested residents – fee applies |
| Tuesdays | Yoga | 7 to 8 pm & 8 to 9 pm | Open to all interested residents – fee applies |
| Thursdays | Gentle Pilates | 9 am to 10 am | Open to all interested residents – fee applies |
| Thursdays | Morning Coffee | 10 am to 11 am | Open to all interested residents |
| Mid April | AGM Pkgs. | | Mailed/Emailed to all Owners |
| April 4 | Monthly Fire Testing | 9 am to 5 pm | Be aware of test alarms and elevator interruptions |
| April 11 | Monthly Generator Testing | 9 am to 12 pm | Be aware of test alarms and elevator interruptions |
| May 2018 | | | |
| Mondays | Zumba | 7 pm to 8 pm | Open to all interested residents – fee applies |
| Tuesdays | Yoga | 7 to 8 pm & 8 to 9 pm | Open to all interested residents – fee applies |
| Tuesdays | Aqua Fit | 11:15am – noon | Open to all interested residents – fee applies |
| Thursdays | Gentle Pilates | 9 am to 10 am | Open to all interested residents – fee applies |
| Thursdays | Morning Coffee | 10 am to 11 am | Open to all interested residents |
| May 21 | Management Office | Closed | Check with Concierge or go to http://theessex.ca/contact.htm |
| May 2 | Monthly Fire Testing | 9 am to 5 pm | Be aware of test alarms and elevator interruptions |
| May 9 | Monthly Generator Testing | 9 am to 12 pm | Be aware of test alarms and elevator interruptions |
| May 16, 2018 | Essex 1 AGM | 7 pm to 9 pm | Owner participation required (in person or by proxy) |
| May 30, 2018 | Essex 2 AGM | 7 pm to 9 pm | |