



L.N.C.C NO. 8 NEWSLETTER

Issue 2

L.N.C.C No.8 Board of Directors

Linda Desjardins	President
Heather Barber	Bookkeeper, Daily Operations
Julie Rainville	Director
Nicole Fagan	Appointee
Matthew Brownlow-Hewett	Appointee
Natalie Guimond	Recording Secretary

Updates and Reminders

Chimney cleaning/inspection and dryer duct cleaning has been completed. When dryer ducts were being cleaned, the contractor noticed some units still have the white flexible plastic duct work. This is not up to code and needs to be replaced with either the flexible aluminum or solid metal duct work.

We had the trailer in the fall for us to dispose of items and it was a success; we were happy to see that it was put to good use

Snow removal -Thank you for your patience and co operating of moving your vehicles during the severe snow storm. Reminder that if you take a winter vacation, please leave your key with someone who can move your vehicle for snow removal.

Owners of units with balconies must monitor the amount of snow accumulated there and clear it if necessary.

Please do not push snow from your exclusive use area onto the sidewalks.

Upcoming

We will be having our annual meeting on Thursday February 24th, please check your email for the invite details. It is of the utmost importance that as many owners as possible attend the Annual General Meeting. There are changes in the declaration and two new by-laws to be voted on. Our declaration was extremely outdated and not in accordance with the Condominium Act. The Act takes precedence over the declaration. It's the most economical way to do all these things at once. The declaration requires the approval of 80-90% and the by-laws 50% plus one of the owners. The information with regard to all proposals will be sent to owners prior to the meeting once the lawyers have finished preparing it. If unable to attend, it is essential a proxy be completed.

Knox box is being installed for fire department use. All units must be accessible with the master key. This box will contain a master key, accessible only by the fire department. Owners are responsible for the cost of the re-keying. Knox box can't be installed until all units have been re-keyed to the master, which some have failed to do. It's the owner's responsibility to have this done if the lock has been changed. It is accessible only to emergency services. The Knox box was purchased last fall but can't be used until all 33 units are compliant. Once weather improves, the condo corporation will have all locks checked by the locksmith and those that need to be re-keyed will be done and charged back to the unit. This is a safety issue and also has an effect on our insurance costs.

Please refrain from calling the board to provide feedback or voice your concerns, the primary method to contact us is via email at LNCC8@outlook.ca

In case of emergency only phone or text Heather at 613-282-1571. If unavailable, contact another board member.

Our website is also live at lncc8.ca