



NEWS

The COVID 19 Restrictions have been extended by our Governments. The Board wishes to thank all of our residents for their past and ongoing cooperation. This has been a trying situation and as we slowly move forward we need everyone to help and comply with the Government directives.

A.G.M: This year the Annual General Meeting will be virtual. It will take place on November the 25th at 7:00 p.m. Information on how to access this and what to do will be forthcoming.

SHUT OFFS: Steve Chenier and Larry Boisvert will be conducting inspections of In-Suite Shut Off Valves. Individual Owners will be notified. All COVID protocols will be observed and any owner may decline. Turning on and off of the individual shut-offs would be offered and undertaken only with the owner's agreement. These are the responsibility of the owner.

ANTENNAS: The Board is still awaiting for a final lease agreement from Shaw/Freedom Mobile. Upon receipt, a roof inspection and review will take place prior to any decision.

FLOOD REPAIRS: Two units are nearing completion and one is ready to begin. The last will be scheduled with the Owner. We realize that this has caused noise and disruption to many and we

do apologize but there was no choice since the work had to be done. The end is in sight!

TENNIS COURTS: The Shared Facilities Committee wishes to remind everyone that there are to be NO NON RESIDENTS on the courts at this time. A sign has been posted on the entrance to the Courts and everyone is asked to respect the policy. Infractions will be addressed by the Property Manager.

WINDOW CLEANING: The fall window cleaning has been scheduled to take place between October 5th to 9th.

VICTAULIC: The Board will consider if any further action is required once all the costs have been tabulated. A legal opinion will be obtained if necessary, prior to December 2021.

POOL LIFT: The Board discussed a request from RG1 to have the Pool lift located in a permanent position. The Pool is unmonitored and because of liability issues and access by all residents to the pool, this was not supported by the Board of RG2.

GARAGE DOOR: The door is being replaced and charged to the responsible party.

Board of Directors:

President: *André Vinette*

Secretary and V.P.: *Rose-Marie Batley*

Treasurer: *Scott McDermott*

Director of Operations: *Larry Boisvert*

Director of Communications: *Peter Mitchell*

Shared Facilities Committee RG-2 Representatives:

Rose-Marie Batley and Peter Mitchell

Social Committee

Denise Dawson, Chair

Linda Bowering, Secretary

Kathryn Parchelo, Treasurer

Hélène Azam, Member

Margaret Ann Code, Member

Barb and Mac Jewett, Members

Donna Allen, Member

Diane Preston, Member

Library Committee

Marian Robinson, Chair

Joan Hillary, Member

Ted Robinson, Member

UPCOMING BOARD MEETINGS

Monday October 26, 1:00 p.m.

AGM November 25, 7:00 p.m.

The AGM will be virtual

Please note that Board Meetings will not be Open until the Province allows. We will update this as it occurs.

RIVERSIDE GATE II CONDOMINIUM CORPORATION OCSCC # 769 FINANCIAL HIGHLIGHTS TO AUGUST 31, 2020

Summary:

(YTD) Total Revenue is \$5.8K under budget (Guest Suite revenue down \$5.6K), at \$1.06M, while YTD Total Expense is \$11.2K under budget, at \$1.08M, leaving a YTD operating deficit of \$24.8K versus a budgeted deficit of \$30.2K.

As of August 31, the major favourable contributors to the expense variances were Discretionary expenses (\$9.8K), Security (\$5.5K), Professional and Office expenses (\$4.7K), Employee Benefits - Subsidy (\$4.0K), Cleaning expenses (\$3.5K), Shared Facility expenses (\$3.4K) and Window Cleaning (\$2.2K). Please note that as of the end of August, we have a benefit of \$3,991 as a result of the Temporary Wage Subsidy for Employers (Federal Covid-19 Assistance Program).

Unfavourable variances arose from Repairs and Maintenance (\$12.0K), Utilities (\$4.7K), Fire Alarm/Hydrant expenses (\$2.7K), Employee Wages (\$2.2K) and Generator expenses (\$2.2K).

Overall, we are currently \$5.4K favourable to our budget which is a significant improvement over the July results. Journal entries were completed to correctly record the purchase of an asset (new treadmill) and reallocate a previously recorded operating expenditure correctly to our reserve fund. Our Utility accruals were also changed to take into account the seasonality of some of the expenditures.

At August 31, 2020, our OCSCC 769 Reserve Fund stands at \$1.88M (\$1.6M being held in GICs). Reserve expenditures YTD are \$151.4K composed primarily of Elevator Expenses (\$62.8K), Mechanical expenses (\$41.8), Heating Pumps (\$27.3K), and Boiler Repairs (\$13.1K).



RIVERSIDE GATE II

Social Committee

Shhhhh we have to hibernate



The unsightly area of river stone between the RG1 garage and the pathway was removed and sodded. If you walk around the path you will notice that the cliff at RG1 has been replanted.

OUT AND ABOUT

The Shared Facilities Committee in concert with our Landscape Company are working to maintain and improve the grounds. It is a work in progress under a multi-year plan. Here are some of the changes already accomplished.



The two junipers impeding the view at the entrance to RG2 were removed for safety reasons. The same trees at RG1 were showing the signs of wear and were also removed. They will be replaced in spring with appropriate dwarf shrubs.



The fence of our Superintendent's Unit has been replaced to improve beauty and reduce maintenance.

Many Thanks to Marjorie and Barry Leach for the generous donation of a table that is now in our BBQ area.



The view from here:



Please follow the rules for what can and cannot be on your Balcony. Check the Owners' Handbook. In a 5-Star Condo we should not have to look at something like this!



It is a very good idea to use the bcc function when sending emails to multiple parties. It helps protect the privacy and identity of all your contacts.

WORTH WAITING FOR...

As mandated by City of Ottawa, we have installed hand sanitizing units at the Main Entrance and in front of each main floor elevator bays. We wanted to use free-standing units and they do work! One has to be a little patient. Put your hand under the dispenser and wait...they can take a few seconds to respond. If you take your hand away too soon you will sanitize the floor.



Please don't do this. It makes work for others that is not fair. Dispose of unwanted items by the various options in your own garbage room.



They were lied to...



Some of us who attend Weight Watchers were told that we would lose more weight if we were shivering...





All rules regarding dogs apply to those of visitors as well as owners. Please know and abide by the rules.

The Property Manager and Superintendent are currently looking into possible Pigeon Control measures. A little less drastic...



NOTHING aimed at deterring pigeons should be put on balconies nor attached to railings. These are ineffective and unsightly.

and more about birds...



**HAPPY
THANKSGIVING
JOYEUSE
ACTION DE
GRÂCES**

and more about giving thanks...

The Board would like to recognize some of our neighbours who, around the year, volunteer to make our lives and our environment even better. Here they are and we apologize in advance if we have missed some names: Denise Dawson, chair of the Social Committee and her team (see names on the front page of this Newsletter); Kim Dawson, Ray Bowering, Pete LaBerge, for supporting the Social Committee in taking the empty bottles to the Beer Store; Marian Robinson, chair of the Library Committee and her team (see the names on the front page of this Newsletter) Robert Boisvert, our dedicated Web Master; Loris Pascoli alternate organizer for round robin tennis for both buildings; Ted Robinson, who maintains all winter long the sidewalks towards Rivergate Shopping Mall; Mitch Yakovishin, Cattis Esbensen for maintaining the flowerbeds in the middle of Rivergate Way off Riverside Drive; Pat Wood, honorary advisor for the Christmas Trees decorations.

