

President's Message

Happy Summer!

Or is it? I think it depends on your vantage point from the balcony overlooking the water or perhaps from the field where crops are drying out or from the unit without air conditioning. The operation of a condominium is often based on perspectives gained from the past and in the present. This perspective is then analyzed with a view to achieving an expectation about the future. Condominiums have the opportunity to gain strength by learning from the past, existing in the present and then managing the condominium to ensure that tomorrow's vision for the community will actually be achieved.

The past is filled with stories and experiences that can be used to manage risk prudently to make the present better and ensure the viable future of the community. This translates often to board working with experienced service providers, such as property management, to identify risks and address the same in the seamless daily operations of the condominium, while planning for the future – hopefully in a prudent and thoughtful manner.

At the upcoming CCI Huronia Annual Condo Conference, Tradeshow and AGM “Today's Vision- Tomorrow's Reality” we are going to be sharing with our participants a variety of perspectives on everything from AODA to the latest cases in condominium law with a variety of experts. We think we have chosen topics that are timely and will provide perspective to help condominium communities throughout Huronia achieve a great tomorrow.

We hope you, your fellow directors, unit owners and service providers will join us for what will be an excellent and informative conference. “Knowledge is Power”. We would like to thank our sponsors, exhibitors, speakers and volunteers for making this conference a reality.



Patricia Elia, CCI Huronia Chapter President

DID YOU KNOW... that City Council for Barrie has approved municipal provision of a Front End Bin Service?

NEWSLETTER SPONSOR:



Financing options for condominium corporations with customized solutions from CIT.

CIT
Put Knowledge to Work®

CIT Condominium Finance

cit.ca

Contact: Darryl Sam
905.633.2066 - darryl.sam@cit.com

According to Ms. Quinn, a Waste Reduction Coordinator with the City of Barrie, Council for the City of Barrie has approved a Multi-Residential Front End Bin Garbage collection service (Motion 15-G-233) which is to be phased in starting in 2017. Properties must meet the mandatory requirements in order to be eligible for this service.

If a multi-residential property is deemed eligible, properties that are currently being serviced under a private garbage collection contract could be eligible for municipally provided waste collection services, thereby reducing added waste removal fees. Some of the requirements include:

1. Mandatory participation in the municipal organics program
2. Mandatory participation in the municipal recycling program
3. Compliance with a two (2) bags of garbage/unit/every other week as specified through an approved bin size (to create parody with single-family residential garbage limits)

Currently the Zoning by-law requires that all multi-residential properties contain their waste inside a planning-approved waste enclosure or enclosed garbage facility. Recent site visits conducted by City staff indicate that a majority of multi-residential properties do not meet this requirement.

These properties will still be phased on to a municipally provided Front End Garbage Service provided they meet the mandatory requirements and that they are willing to

work with City Planning staff over the next few years to ensure compliance with the Zoning By-law.

Thank you to Ms. Quinn for her time and knowledge. We look forward to keeping you updated on the progress of this program, together with the Organic Waste Collection Program in Huronia.

Biographical Information:

Lindsay has a Diploma in Environmental Technology from Georgian College and is currently completing her Bachelor of Science in Environmental Practice through Royal Roads University. You can get in touch with Ms. Quinn using the following information:

Lindsay	
Quinn	Waste
Reduction Coordinator	The City of
Barrie	<i>Central Ontario's</i>
<i>Premier Waterfront Community</i>	
Mailing Address:	P.O.
Box 400, Barrie ON, L4M 4T5	Tel: 705-
739-4220 ext. 5831	Fax: 705-739-
4251	



DID YOU KNOW...that the City of Barrie has implemented a waste diversion program?

NEWSLETTER SPONSOR:



Simply the Best
Condominium
Insurance
Choice

Over 35 years serving professional condominium managers and providing the best protection for corporations and condo owners.

For a Corporation Quote
877.627.6222
atrens-counsel.com

For Unit Owners Protection
Visit condogold.ca

 Atrens-Counsel
Insurance Brokers

The City of Barrie's Mission Statement with respect to Sustainable Waste Management commits the City of Barrie "To develop a community strategy for sustainable waste management that supports current and future service expectations in a manner that is fiscally responsible, socially acceptable and environmentally sound" and it seems like the City is busy to try and do this. The City of Barrie's population has been growing and over the next 20 years the population is expected to grow by 50%. This creates challenges for waste management.

In 2012, the City of Barrie completed development of a Sustainable Waste Management Strategy. The Strategy included developing an action plan for effective, efficient and responsible change to waste collection and diversion and disposal systems. In response to these goals, the City of Barrie has created an **Organics Collection Pilot Program**.

We recently connected with Lindsay Quinn, a Waste Reduction Coordinator with the City of Barrie. Lindsay has well-developed knowledge of integrated waste management systems and effective waste diversion promotion and education programs. Over the next year she will be working closely with the Multi-Residential sector, including condominiums, to coordinate the **Organics Collection Pilot Program**, as well as establishing a strong database of information on the Multi-Residential sector to assist with developing future waste management programs.

We had the following questions for Ms. Quinn:

1) *What is the **Organics Collection Pilot Program** being implemented by the City of Barrie?*

The **Organics Collection Pilot Program** is a pilot project developed to test organics collection in multi-residential buildings. The pilot allows for open communication between City staff, residents and site superintendents regarding its functionality,

benefits, challenges, and any potential improvements. The goal is to gear the program to multi-residential properties specific needs in order to ensure its success.

2)How does it work?

Each building participating in the pilot was provided with large organics collection carts, small in unit green bins, and will have on going promotion and education of the program as needed at each site to ensure maximum participation. Residents fill their green bins and empty as necessary into the large carts provided. Currently, the carts are collected once weekly. The City has a dedicated staff member for the duration of the pilot.

3)When did it come into effect and how long will it run?

The pilot is running from January to December of 2016.

4)What is the purpose of the program?

Providing the organics program to residents of multi-residential properties creates parity with the single-family homes in regards to diversion programs offered to residents. Council also approved a municipally provided Front End Bin Garbage collection service (Motion 15-G-233) to be phased in beginning in 2017. One of the requirements for this service is mandatory participation in an organics program. The municipally provided Front End Bin program could reduce the need for private haulers and added waste fees.

5)How will this make waste management more efficient and environmentally friendly?

Participating in the Organics program can reduce garbage waste significantly. The organics program helps extend the life of the Barrie Landfill and saves valuable landfill space by diverting food waste from disposal. Additionally, the program helps reduce greenhouse gases such as methane produced from decomposing materials. The organics materials are instead recycled back into the environment and are turned into nutrient rich compost.

6)How is success being measured?

We are currently tracking the participation rate and tonnages collected from each building on the pilot. This allows us to estimate the feasibility and total program cost to provide the program to all multi-residential buildings in Barrie.

Thank you to Ms. Quinn for her time, we look forward to hearing how the Organics Collection Pilot Project progresses.

Biographical Information:

Lindsay has a Diploma in Environmental Technology from Georgian College and is currently completing her Bachelor of Science in Environmental Practice through Royal Roads University. As a Waste Reduction Coordinator, Lindsay has well-developed knowledge of integrated waste management systems and effective waste diversion promotion and education programs. Over the next year she is dedicated to working

closely with the Multi-Residential sector in which she will be coordinating the Organics Collection Pilot Program, as well as establishing a strong database of information on the Multi-Residential sector to assist with developing potential future waste management programs. You can get in touch with Ms. Quinn using the following information:

Lindsay	
Quinn	Waste
Reduction Coordinator	The City of
Barrie	<i>Central Ontario's</i>
<i>Premier Waterfront Community</i>	
Mailing Address:	P.O.
Box 400, Barrie ON, L4M 4T5	Tel: 705-
739-4220 ext. 5831	Fax: 705-
739-4251	



CCI Huronia Annual Condo Conference & AGM

NEWSLETTER SPONSOR:



Simply the Best
Condominium
Insurance
Choice

For a Corporation Quote
877.627.6222
atrens-counsel.com

For Unit Owners Protection
Visit condogold.ca

Over 35 years serving
professional condominium
managers and providing the
best protection for corporations
and condo owners.

 Atrens-Counsel
Insurance Brokers

Learn more about our upcoming CCI Huronia Annual Condo Conference & AGM in Barrie at Liberty North on September 16th, 2016.

[Read More](#)

Board Shorts by Peter Walpole, Condominium Director



Briefs

No not boxers or tightsy whities.

No I'm addressing briefing papers. I'm a strong advocate for *all* Board members being pre-briefed ahead of a meeting. I do not see a Board meeting as a suitable place to introduce a new initiative.

Let me explain: When you were ‘encouraged’ to join the Condo Board, you were told (it was a lie) that you only had to commit to one short meeting each month. Now you know that is not exactly the truth. Yes, there is the usual monthly meeting—plus one or two others, plus ... (you fill in the blank.)

Little irritates me more than arriving at a meeting to find that one or two of the others arrive (a few minutes late) without having read the papers already circulated. They have not perused the last set of minutes—so we spend time watching as they do so, and nit-pick one or two points. They have failed to read over the Financial Statements to highlight out-of-budget expenses. And so a two-hour meeting stretches in three or ...

Let’s make it a ‘Best Practice’ to have everyone on the Board receive a set of briefing papers well ahead of the meeting. Let’s agree that every Board member will actually read, and mark up as necessary, those papers.

On our Board, my responsibility as Treasurer is to look over the Financials and report back ahead of the next meeting. I look to see if our costs are generally within budgetary expectations. Where a line item cost is outside expectations, I check with Management to get the answers — ‘we were double billed this month as last month’s bill was delayed’.

With a clear answer to my questions I can recommend acceptance (or rejection) of the Financials. What previously took 20 minutes of Board time now takes less than five.

White paper

I like the idea of a White Paper as a way to make initial proposals. Let’s assume *you* have an issue with (fill in the blank). You prepare a brief White Paper: you briefly list your concern; you indicate two or three possible solutions; you share the White Paper with the Board and Management, well ahead of the next Board meeting.

Now everyone is aware of the ‘problem’, and (more importantly) has some ideas for a remedy. It is vital that *you* not assume that any non-positive comments are addressed to you. It is essential that *you* not get upset if alternate solutions are proposed. The objective should be to highlight a problem and come to a mutual decision—not blindly accept *your* ideas. You need a Board decision—with the weight of Unanimous.

A White Paper is a starting point for discussion, not acceptance/rejection. If everyone heads into a meeting prepared, there are fewer irritations and better decisions.

Keep your Board Meeting briefed and brief.

A Director's View - Organic Waste Collection Pilot by Susan Bracken

An organics collection pilot program is underway at a dozen hi-rise condos in Barrie. It will last all year. In 2017, pending Council approval, the program will be phased in to other hi-rise condos and apartments in the City. At that time the city will provide pick-up of all three streams (garbage, recycling, organics) to condo corporations using the organics program, and those corporations will have the option to quit their private haulage contracts. This will effectively end some of the overlapping costs condos have been subject to for municipal taxation plus private haulage costs.

The City has been collecting organics from private homes for some time. From January to November 2015 the City diverted 3400 tonnes of organic waste, which represents a volume of approximately 4500m³ in saved landfill. This is crucial for all of us (private home owners and condo owners alike) because once the landfill is full very expensive waste management alternatives will raise taxes for all of us.

The financial implications are important, but so too, are the environmental ones. Food waste in landfills creates methane gas which contributes to greenhouse gas emissions and climate change.

It is very early days (the program began mid January), but response from the test condos has ranged from "extremely positive" to "positive with need for improvement". Because many of the residents at the selected condos are retirees, there is a high vacancy rate during the winter, so significant numbers of residents will not get their bins and bags and instructions until Spring.

An issue that needs to be addressed is management of the change in the method of handling our garbage. We can no longer just put most of it down the chutes. Organics must be kept totally separate and placed in a sealed paper or compostable bag. Because most of our garbage is recyclables and organics this means that the smallest portion will now go down the chutes and the residents have to carry the larger portions down to the garbage rooms. That is unfortunate but at this time there is no obvious solution. Buildings cannot renovate to create extra chutes. Use of the chutes for organics creates the problems of possible broken bags (and the attendant mess in the receptacle) and contamination from regular garbage from residents who forget or simply don't adhere to the new rules. The contractor who picks up the organics does not have a truck able to pick up large bins, and he will not pick up organics that have plastic or regular garbage mixed in.

So, for now, residents carry down their recyclables and organics and place them in blue bins and green bins. This makes extra work for the Superintendent who now has to check the green bins and find space to store them until pick up day. At some condos space is very limited. It may be necessary to build new infrastructure or purchase pre-built sheds for the extra storage.

As the pilot program proceeds it is hoped that the City will work with the condos to provide solutions to problems and ensure success.