

# The Kensington View

Volume 4, No. 2

September 11, 2003

*A newsletter by and for Kensington Market Loft residents*

## YOUR ATTENDANCE IS NEEDED!

**The Annual General Meeting of Metropolitan Toronto Condominium Corporation No. 1291 takes place this Monday evening, September 15<sup>th</sup>, 2003 in the Amenity Room, lower level, 21 Nassau Street. Registration begins at 7:00 pm, with the meeting itself starting at 7:30 pm.**

This is a great opportunity for you to participate and have a say in what goes on within our Lofts – as well as a chance for you to meet your fellow residents. If unable to be present, owners are urged to complete a Proxy Form and give it to another owner or a Board member to bring to the meeting. ***A quorum of at least 25% of unit owners is required to transact business at the meeting***, so please fulfill your duty by attending the meeting or submitting your proxy. (Unless you are a non-resident owner, use the “Owner Occupied Directors” proxy form.) Proxies can be given for quorum purposes only, or for quorum and voting purposes. Individuals who are acting as proxies must bring the completed proxy forms to the Annual General Meeting to be registered to vote. Only one vote per unit is allowed.

By now each owner/resident should have received an Information Package (mailed to you in late August) containing an agenda, the audited financial statements for the fiscal year ending January 31, 2003, a proxy form, and a Call for Nominations to the Board of Directors. ***If you have recently become an owner, or cannot locate your Information Package, please pick one up from the supply near the mail slots at Baldwin and Nassau.***

In addition to the election of two new Board members (each for 3-year terms), a number of other significant items will be addressed at the meeting, including a report by our Treasurer and Auditor on the audited financial statements of the Corporation and an update from the Board of Directors with respect to the business of the Corporation. There will also be an opportunity for residents to raise issues of concern to themselves during the meeting. (Note: only those items listed on the Agenda may be voted upon at this meeting.)

The Amenity (Recreation) Room is on the west side of 21 Nassau Street, on the ground floor, and looks out onto the courtyard. You may enter from the courtyard area or from the northwest stairwell at 21 Nassau Street.

If you have any questions about the Annual General Meeting, please contact any of the Board members or Property Manager Joseph Vero at 905-696-8376.

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### ***Board Incumbents and Candidates***

Rose Thivy, *President*; Peter Hobbs, *Treasurer*, and Mitzi O’Keefe, *Director*, will continue to serve on the Board. Patricia Katz and Leslie Jennings will be leaving the Board, their terms having expired.

**On the back page of this newsletter, we are pleased to introduce two candidates** who have expressed their interest in seeking election to the vacant positions: Garry Choo and Gérard Vroomen. Their own words best describe their reasons for wanting to serve on the Board.

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### **Settlement reached with developer**

MTCC 1291 has received a \$35,000 settlement, from the subsidiary of Context Developments that built our lofts, for deficiencies noted in our Technical Audit. These funds have been transferred to the Reserve Fund.

One visible result of this settlement can be seen in the repair work now in progress to correct the Nassau canopy drainage problems and the damage to the overhang.

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### ***New Fence and Locked Gate for Courtyard***

Construction will be starting this month on a metal fence and gate (galvanized steel with black powder-coat) that will be low-maintenance and secure. The gate will use the same Medeco key as the front door. Many residents have written to the Board to express their concerns about the presence of strangers in the courtyard, especially at night. This steel fence is being erected in response to these concerns.

The new fence-gate combination will replace an original wooden structure that is neither safe nor maintenance-free.

The project should be complete before the end of September.

## *Meet two candidates for the Board of Directors*



**Gérard Vroomen**

I originally came to Canada for just six months to study at McGill University, but I made the mistake of starting a company during that period. Unlike most start-ups, this company refused to die and eight years later I'm still "stuck" in Canada (much like a weed as my friends say, although I am not sure if that refers to the company's tenacity or my refusal to leave).

Born and raised in the Netherlands, I grew up surrounded by bicycles and since my Mechanical Engineering studies also gravitated towards bike design, the start of a bike company was a natural. That said, I am amazed that with this small group of people, we have been able to build bikes that are now being used in cycling's ultimate event, the Tour de France. Of course, the irony is that unlike in my home country, Canada could not care less and until very recently, Canadian Immigration officials regularly deemed me "no significant benefit to Canada" and threatened to kick me out. One positive result of the company's recent success is that those voices have disappeared, and I have finally been able to fulfill my dream of buying a loft and moving in with no furniture, decorating the space from scratch.

As for my reasons to be a candidate for the board, let me first say that as a newcomer to the Kensington Market lofts I certainly don't feel it would be appropriate to have any grand ideas of changes. Rather, I realize that some work is required to keep this community functioning, and I have some time available so why not devote it to that cause. Furthermore there don't seem to be any reasons for big changes, if the difficulty I had in buying my loft (with very few units on the market and so many people interested) is any indication.

Gérard Vroomen  
B-608



**Garry Choo**

I wish to serve as a member of the Board of Directors because I would like to have more input to business and financial decisions that are made on behalf of concerned residents such as myself. I have discussed with many residents the importance of making wise decisions, as well as communicating and explaining them to residents/owners in a timely manner.

I believe that my personal and professional background would be an asset to the Board in making sound decisions. Over my career of 14 years, I have worked in progressive positions for non-profit, manufacturing and retail organisations in the areas of strategic consulting, project management, manager (e-commerce), corporate strategy and as a director.

A common focus of my career has been to help organisations reduce operating costs while maintaining or improving operating efficiency. Personally, I have been a volunteer for many organisations that support the community for causes such as literacy, health and budgeting.

I have owned/lived in Kensington Market Lofts since 1999; I've lived in the Kensington Market for more than 10 years. I would like to live in the Market for many more years in a safe and affordable environment.

Garry Choo  
Baldwin 505

### ***Bike Room re-opened***

By now all residents should have received notice that the Bicycle Room has been reopened, with its new layout. and that orders are now being taken for additional bike racks.