



Senior's Villa East Ferris
1846 Hwy 17E
Corbeil, ON P0H 1K0
Canada

Donna Maitland
Philip Koning
Jason Baker

President
Vice President
Secretary-Treasurer

SENIORS VILLA TENANT NEWSLETTER

DEC 2022

Seniors Villa East Ferris

Board of Directors

DIRECTORS

Stephen Austin	Director
Jason Baker	Secretary/Treasurer
Madeleine Bos	Director
Nick Brazeau	Director
Luc Champagne	Director
Philip Koning	Vice President
Donna Maitland	President

TENANT REPS

Jackie Larouche – Hwy 94
Brian Villeneuve – Catherine

Financial Position

As of Mar 31, 2022

Cost of Assets
\$4.9M
Long-Term Debt
\$2.4M

Annual Revenue
\$548K
Annual Expenses
\$537K

Parking for Second Vehicle

At the August Board meeting, the Directors were made aware that complaints had been registered regarding the practice of some tenants parking a second vehicle at the Villas, in spite of the lease agreement which only provides for one parking spot. A motion was passed unanimously at that meeting to begin charging \$30 per month to any tenant who required a second parking spot, keeping in mind the space available and the requirement to keep some space open for visitors and maintenance vehicles. Some tenants who were known to be utilizing the second spot began paying the \$30 charge in Sept, but not everyone was aware of the policy change. Castle Arms was instructed to put out a notice to tenants and one was issued on Nov 1st advising all tenants if they wanted a second parking spot they would need to begin paying the fee starting Dec 1st.

Board of Directors

There were some significant changes to the Board of Directors this year. Two of the seven Directors ended their term in 2022, Helene Champagne who had served as Secretary also, and Donna Maitland who agreed to stay on as Director for another term. In June a call for Directors was issued for the first time seeking those interested in joining the Board with 5 individuals responding. At that time, Phil Koning was selected as the new board member by the AGM attendees and also agreed to serve as Secretary. Donna Maitland was elected President, replacing Michel Champagne who remained as Past President and Rene Neault was elected Treasurer. Rene did not find the increasing time commitment involved fit with his lifestyle and left the Board in Nov, with Michel Champagne, Paul-Emile Perron and Fern Laferriere also leaving later that month. The remaining board members, Donna, Phil and Madeleine Bos quickly contacted the four other applicants from the summer and were happy to find out all were still willing to join. Steve Austin, Luc Champagne, Nick Brazeau and Jason Baker were all brought onto the Board on Dec 1st and Jason agreed to tackle the newly combined Secretary-Treasurer position as Phil Koning moved over to Vice President. All Board members have signed a Consent to be a Director form, newly required by the Not for Profit Corporation Act and a declaration that they do not have an Arms Length relationship with any tenant, which is deemed as a conflict by our funding agreements.

Maintenance Personnel

Castle Arms had trouble meeting the service level required in the area of maintenance. For a number of months over the summer, they did not have a maintenance worker assigned to Seniors Villa and some of the routine maintenance tasks suffered as a result. We thought they had the problem beat in November when they hired Scott Strange to replace Terry Larue, but that relief was shortlived as Scott was terminated later in the month. Castle Arms has again advertised for a Maintenance Worker accepting applications up until Dec 29th and we are hopeful they are successful in trying to attract qualified applicants. In the meantime AGB has been contracted to respond to emergency requests and we are following up with Castle Arms to verify that routine maintenance will be done also.

Maintenance Issues

For all regular maintenance issues, please email Jennifer Carriere at carrierej@castlearms.ca and copy in Board@seniorsvilla.org so we can track your issue. If you do not have access to email, please contact the Castle Arms office directly (705-474-4250) ext. 262 or 226. In the event of an emergency, please continue to call the emergency line (705-471-4866).

We hope to put this newsletter out by email only quarterly....if you would like to receive it please send an email to Secretary@seniorsvilla.org with Subscribe in the subject line.