



**Orchard Heights  
Homeowners' Association**

**Minutes for Orchard Heights Homeowners Association  
Board of Directors Meeting  
Tuesday, May 25, 2021**

**Attendees:** Tonya Elmazi, David Blakey, Alex Guiney, Caroline Secko, Dominique Giliberti, Zein Lavji, Janet Jackson, Lawrence Pinkney, Raya Shadursky, Afsaneh Dhalla, Mike Kuliszewski, Tisa Zabarylo

**Absent:** Dan Higashi, Stacey Reason, Angelina DeLuca

Meeting commenced at 7:30 pm

- Approve minutes from last meeting

Motion to approve minutes from March, 2021 put forth by Janet and seconded by Tonya. Motion to approve minutes from April 8, 2021 meeting put forth by Tonya, seconded by Janet.

ACTION ITEM: Tisa to update April minutes slightly (changing "Code of Conflict" to Code of Conduct")

- OHHA By-laws – discussion and alterations

Tonya emailed the Board an update to the by-laws May 25, 2021. Please send Tonya an email if you think anything needs changing and contact Tonya if you want to sit on a sub-committee.

ACTION ITEM: Tonya and David to meet to review the by-laws and will send out two weeks before the AGM (scheduled for June 24, 2021)

- Code of Conduct

Discussion on this item was skipped, however Janet has seen it and thinks it's good

ACTION ITEM: Tonya will circulate the Code of Conduct after the meeting.

- Newsletter approval

Just a formality since its already come out and everybody loved it. No one was opposed to it.

- Plan Dixie

Tonya and other Ratepayer Associations (RAs) have a meeting on Friday with the Minister of Housing. Only Deb, Chair of the Lakeview RA, will speak. They have a pre-meeting before Friday to go over the survey results. They are still working on the survey analysis, although Stacey has finished her part. David is still working on a compilation of the open-ended question results.

- OH Bridge survey approval

The OH Bridge Survey is out with the issue of not being able to move beyond question two without technical issues resolved. Lawrence is not sure what to say on his survey since he has the confidence of the bridge contractor who wants out of the project.

Stephen Dasko's office is not commenting since he's waiting on our survey results, as is the Toronto Golf Course. The golf course will not speak to the Ministry of the Environment.

ACTION ITEM: Tonya to follow up with Stephen Dasko and let everyone know.

- Mini library/community bulletin

Stephen Dasko is footing the bill for the purchase of a Little Free Library. They come pre-built. Dolorian(?) and her husband will install it in a suitable location in Ron Searle Park. Janet suggested it be included as an item at the AGM.

- OH Business Registry

Deferred to next meeting

- Sponsorship Program

Deferred to next meeting

- Levelling of ice rink area

Deferred to next meeting

- Annual General Meeting

There was discussion around hiring a Zoom Coordinator for the June 24<sup>th</sup> AGM to be held online, however there were some reservations around spending \$950 on this. Zein confirmed that there is just over \$3000 in the bank account.

Janet mentioned that we need the Webinar format for the zoom meeting and one which allows for voting on issues with a polling feature and that she is working on the slide deck. After a brief debate on the merits of spending 1/3 of the bank account on hiring this person Dominique stepped forward and accepted this task with the assistance of Caroline and Alex, the latter taking on the role of co-host and gatekeeper. Raya then removed the recommendation for hiring an outside person.

David has sent out a notice about the AGM and Janet needs the registration notice information to go into that notice.

ACTION ITEM: Tonya to contact the other RAs to find out what they're doing with regards to their own AGMs.

- New Business

No new business

Meeting adjourned at 8:40 pm.

**Next meeting:** Tuesday, June 10, 2021 @ 7:30 pm