

Minutes of a Meeting of the Board of Directors of
MIMICO CO-OPERATIVE HOMES INCORPORATED
Held at 1 Summerhill Road, Etobicoke, Ontario

October 27, 2021

Directors Present: Kelly Glover
Zada Jaffe
Reham Teama
Dirlayne Bastos (*Chair*)
Joanne Campbell-Shields

Regrets: Boh Hyoung Kim

Absent: Janet Ramos

Guest: Sean Elbourne, Encasa

Homestarts Staff Present: Jennifer Miller, Manager
Debbie Hache Assistant Manager (*Recorder*)

1. Meeting Start

With quorum present and proper notice confirmed, the Chair called the meeting to order at 7:08 pm.

2. Approval of Agenda

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2. Approval of Agenda
3. Directors in Arrears
4. Conflict of Interest Declarations
5. Approval of the minutes of September 1, 2021
6. Financial Reports for September 2021
7. City of Toronto
8. Review of Investments with Encasa
9. Information on Smoke Free By-law & Members session
10. Manager's Report
11. Confidential Meeting
12. Other Business
13. Date of Next Meeting
14. Meeting End

Motion: Kelly Glover To approve the meeting agenda as presented.

Seconded: Joanne Campbell-Shields

CARRIED

3. Directors in Arrears

There were no directors in arrears.

4. Conflict of Interest Declarations

There were no conflict of interest declarations.

5. Approval of the Minutes of September 1, 2021

Motion: Joanne Campbell-Shields To approve and sign the Minutes of September 1, 2021.

Seconded: Kelly Glover

CARRIED

6. Financial Reports for September 2021

Motion: Kelly Glover To receive, review and approve the Financial Report as of September 30, 2021.

Seconded: Joanne Campbell-Shields

CARRIED

7. City of Toronto

There were no communications from the City of Toronto.

8. Review of Investments with Encasa

Sean Elbourne from Encasa spoke with the board and gave them an overview of who Encasa was and what they do. He then spoke specifically about Mimico's investments with Encasa.

9. Information on Smoke Free By-law & Members session

The Board was presented with a package of smoke free information and documents including the notes from the Draft Smoke-Free By-law session held online September 14, 2021 as *attached as schedule 1*.

The Board agreed to consider the following:

- To have staff monitor and communicate with members who smoke to close to the entrances of the building and communicate with members when written concerns are received regarding smoke entering units from other sources.

10. Manager's Report

The Board received and accepted the Manager's Report dated October 27, 2021 as *attached as schedule 2*.

The Board agreed:

- To receive, review and accept the Marketing reports as of September 30, 2021 and is pleased with the low dollar vacancy loss.
- To confirm the October 19, 2021 resolution board poll to fix the funding formula for Co-ops.
- To approve for membership Olivia Kaczor (unit 608).
- To deny the request for membership by Delorano Suban (unit 104) for Shewyne Jones but approves Shewyne Jones for long term guest status.
- To approve the internal transfer request of Kara Parris (unit 108) to a one or two bedroom unit.
- To approve the October 5, 2021 quotes 4372, 4374, 4375 and 4376 from Brampton Fire and Security Systems, to complete the annual fire inspection deficiencies at a cost of \$14,529.56 plus HST.
- To replace stair carpeting in units and townhouses as required and to obtain the cost of having someone come in and clean all the stair carpeting once or twice per year.
- To move the picnic table into the middle of the courtyard.

11. Confidential Meeting

The Board adjourned to a confidential meeting at 7:57. The board meeting reconvened at 8:03 p.m.

12. Other Business

The Board was presented with the October 27, 2021 letter from Homestarts Inc. stating that Debbie Hache was retiring and her last day will be Monday, November 15, 2021. Also the letter stated that Jenny Bang will be replacing Debbie and Jenny's first day will be Monday, November 8, 2021.

13. Next Meeting

The Board deferred scheduling its next meeting.

14. Meeting End

There being no further business, Chair ended the meeting at 9:12 PM.

Secretary

A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line that extends to the right from the word 'Secretary'.

