

## **A History of Lobby Initiatives. C.A. Meilicke. Oct. 30,2017.**

### **The first initiative, 2009-10.**

1. At the AGM on Nov. 26, 2009 the following  $\frac{3}{4}$  vote resolution was defeated:  
“ — to approve a Special Levy in the amount of \$300,000 for the purpose of refurbishing of the entry way lobbies in the 1450, 1470, and 1490 buildings”.

The discussion before the vote was recorded as follows:

“Several owners in the hotel and hospitality industries have suggested that they have a vision of how the hallways could be matched at a later date”.

“An owner — [stated that] — lobby refurbishment should not be considered a priority in light of other projects that are required.”

“An owner who identified himself as a former realtor, advised that since lobbies are the first thing prospective purchasers see when they enter the buildings, they have a significant effect on property values.”

The resolution was then defeated 107 in favour, 42 opposed, and 0 abstentions.

### **The second initiative: 2011-12**

1. AGM Oct. 27, 2010  
A  $\frac{3}{4}$  resolution to allocate \$15,000 from the CRF to pay design firms for a report to the 2011 AGM was passed with 107 in favour , 28 opposed and 3 abstentions.
2. Dec. 13, 2010 minutes. S. Darling and M. Lambert to prepare specs and get 3 bids for a lobby design.
3. Feb. 21, 2011 minutes. Council plans for scope of work are to be ready by March and a blog is started for owner input.
4. March 21, 2011 minutes. Only one designer accepted. Blog usage encouraged.
5. May 16, 2011 minutes. Two more designers approached and accepted.
6. June 20, 2011 minutes. Three design firms scheduled to make presentations to Council on decorating lobbies.
7. July 18, 2011 minutes. Presentation by 3 design firms scheduled for Council
8. Aug. 15, 2011 minutes. Three design firms have made presentations to Council and wall displays are to be put up on Aug. 20-31. A poll is to be taken of owner preferences.

9. Sept. 19, 2011 minutes. After analysis of survey and lobby poll data, Council decided to accept the Mitske and Ashmore bid subject to owner approval. Lobby committee expanded to 6 members, one Council member, Stephen Darling, Michael Lambert and one owner from each building. Also decided to have a resolution at the AGM in October to authorize up to \$25,000 additional dollars from the CRF to get M and A to revise the design based on owner views as expressed in the ballots and on the blog. A Town Hall meeting to be held on October 4<sup>th</sup>. [I have no written record of an Oct. 4 meeting but I was there and my recollection is it went poorly when the costs were projected to be in the order of \$400,000 to \$500,000.]
10. Oct. 26, 2011 AGM. Resolution for \$25,000 to continue lobby planning was defeated. A report by council member Roy Leahy in the notice of AGM meeting stated that lobbies were underestimated and would now cost 450 to 500 thousand dollars. A resolution to approve an additional \$25,000 to continue lobby planning was then defeated. No discussion or vote was recorded.
11. Nov. 21, 2011 minutes. It was noted that the lobby resolution was defeated at the AGM.

### **The third initiative: 2015**

1. In the 2015 notice of AGM meeting, the President observed that “we estimate that over 75% of the suites in Harbour Cove have been renovated in the past few years — [and having upgraded our elevators] — we now feel our lobbies and hallways are long overdue for the same upgrade.” Two resolutions were presented to the AGM on this topic: the first was to allocate an operating fund surplus of \$302,580 to a separate reserve for refurbishing lobbies, hallways, and other common areas; the second was a special levy for \$200,000 to be added to the same reserve.  
Both resolutions were defeated. No discussion or vote was recorded.