



January 31, 2022

Kings Gate Condo

News Bulletin

It has been several years since the board has communicated to the owners/residents in the form of a newsletter and we thought it was time to bring it back to life in the form of a brief outline of current projects that have been completed; are in progress; or in the developmental stage. We will aim to do this several times during the year. These will not replace timely notices that you will continue to receive from PML.

First off though, we would like to let you know that Rob Thomas has stepped down as chair of the board and Ray Miller is taking that position until our elections at the next Annual General Meeting, which is scheduled for March 1st, 2022 at the Holiday Inn. More information on that as the date approaches.

PROJECTS COMPLETED

- Automated Door Openers. Additional ones have been installed at the main entrance inside doors, one next to the keypad and the other on the lobby side. The outer one will only activate the door when the fob is used.
- Improvements to Access During a Power Outage. We have a back up system that will allow us to use our fobs to enter the building (main door and garden door) during a power outage for an extended time.
- Security Cameras. We now have a total of 8 cameras giving us a clear view around the perimeter of the building as well as the garage, front entrance and parking lot.
- Salt Buckets. If you notice that the steps at the exit doors are icy, please sprinkle some salt on them.

- Kings Gate Handbook - The handbook was revised to include the approved changes to the pet ownership, subparagraph (n) and use of common areas - parking garage and parking Lot subparagraph (a). The final version is at the printers and will be delivered to all residents soon.
- Fire Safety Brochure - A new fire safety brochure was developed and is also at the printers for future distribution

PROJECTS IN PROGRESS

- Painting. This began late in the year and will be finished once the Covid alerts ease and the painters are comfortable coming back.
- Outside Pillars. Quotes are being obtained to repair and paint the pillars at the main entrance.
- Patio Doors. There has been a problem with our patio doors and after several years of working with the manufacturer we finally have an agreement to have all of them replaced. We have received the first lot and are now waiting for competitive quotes from installers.
- Egress. In consultation with the Fire Department and the City we have some work to do regarding our emergency exit routes on the Bonaventure Ave side. We are now looking for competitive bids so we can be ready to proceed in the Spring.
- Fire Safety Plan - The new fire safety plan is completed but needs a small revision to include the modified fire egress route on the Bonaventure side concurrently at the design stage.
- Garden. The Bonaventure Community Garden is sleeping peacefully under its winter blanket. Surprises await the arrival of spring. Volunteer, Gail Simoes Re planted several hundred spring bulbs in the fall, these promise a wonderful display in May and June. Early in the spring, thanks to our ACOA Grant, we anticipate the placement of our new Green House, currently in storage, a number of Solar powered landscape lights, a wooden purpose built storage unit for gardening equipment and a semi-covered Pergola in the central Multi-purpose space. Our partnership with Stella's Circle and the Conservation Corp is on-going and mutually beneficial. The partnership with Planeet Consulting continues to yield fabulous compost throughout the winter, with a total of 30 families from the Condo and the neighbourhood participating.
- Security Loops. Metal loops will be installed in the garage at each parking stall which can be used to secure your tires, or bike. An amendment to the by-laws has been approved to allow residents to store tires and bikes (at your own risk) in your stall.

PROJECTS BEING DEVELOPED

- EV. A committee has been set up to study how Electric Vehicle chargers could work in our building.

- Land Purchase. As approved at the 2021 AGM the board is investigating the purchase of the parcel of land next to our parking lot.
- Emergency Lights upgrade - the board is developing a plan to increase the duration lights stay on during power outages. The intent is to increase the current duration of illumination from 10-15min to over one hour.

Contact Info for Board Members

General Email to all members: board@kings-gate.ca

Ray Miller, Acting President
ray.millerconsulting@gmail.com

Rob Thomas, Past President
robert@fourrholdings.com

Paul Hamilton, Vice President
paulhamilton2015@gmail.com

Antonio Simoes Re, Secretary
antonio.simo.es.re@icloud.com

Peter Colbourne, Treasurer
pcolbourne@jgcl.ca

Herman Ivany, Director
hermanivany@nf.aibn.com

Michelle Sullivan, Director
sullivan@mun.ca

Gord Kelland, Director
gkelland411@gmail.com

Janet Hewson, Director
jhewson555@gmail.com