



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

Minutes of the
Residents' Council Confidential Meeting Agenda

On Tuesday, June 27, 2023, at 7:00 pm

Present: Harmony Cohen (chair), Adene Kuchera, Aoife Lawrence, David Harding, Jennifer Hazel, Aimee Haskell, Amy LeBrun, Elizabeth Rainsberry, Don Richardson, Kari Reynolds, Shoja Rahi.

Regrets: Kayda Tynes

Staff members present: May Kwong (General Manager), Nuard Tadevosyan (Operations Co-ordinator)

1. Call meeting to Order, Confirm Quorum

Meeting was called to order at 7:05 PM.

2. Land acknowledgement

Read by Adene Kuchera at 7:06 PM.

3. Declaration of Conflict of Interest

David Harding declares a conflict of interest regarding 9B.

Aoife Lawrence declares a conflict of interest regarding 15A and 16B.

4. Approval of Agenda

Moved by Elizabeth Rainsberry and seconded by Aimee Haskell at 7:15 PM to approve the agenda as follows.

1. Call meeting to order, confirm quorum
2. Land acknowledgement
3. Declaration of conflict of interest
4. Approval of agenda
5. Approval confidential meeting minutes: May 23, 2023
6. Election/appointment of officers
7. Appointment of committee liaisons
8. Business arising
 - a. PYC – Management letter for period ending of January 31, 2023
9. Notice to appear
 - a. Tanya Young
 - b. Nicole Quesnelle



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

- c. Jesse Cook
10. General manager's report
11. Status change report
12. Arrears report
13. Long term guest agreements
 - a. Wilma Kimble
14. Internal membership application
 - a. Madelaine Phillips
 - b. Michael Abdullahi
15. Relocation applications
 - a. Sarah Arscott
 - b. Elizabeth Giles
 - c. Jennifer Yager
16. Member correspondence
 - a. Incident report – 55 Maples
 - b. Incident report – 56 Maples
17. Other business
 - a. Letter – Former member
 - b. Letter – Member requests
18. Adjournment of meeting

Carried.

5. Approval Confidential Meeting Minutes: May 23, 2023

Moved by Elizabeth Rainsberry and seconded by Aimee Haskell to approve the Confidential meeting minutes of May 23, 2023.

Carried with 5 abstentions.

6. Election/Appointment of Officers

a. Treasurer

Moved by Elizabeth Rainsberry and seconded by Aimee Haskell to appoint Russell Vaughan as treasurer. Russell Vaughan acclaimed as treasurer.

Carried with 1 abstention.

b. President

The following members were nominated: Jennifer Hazel (declined), Don Richardson (declined), Kari Reynolds (accepted), Elizabeth Rainsberry (declined), Harmony Cohen (declined), Aimee Haskell (declined). Kari Reynolds acclaimed as president.

Carried.

c. Vice President

The following members were nominated: Harmony Cohen (accepted), Don Richardson, Aimee Haskell (declined) Aoife Lawrence (declined).



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

A vote was carried out by secret ballot with Harmony Cohen securing majority.

Harmony Cohen elected as vice president.

Carried.

d. Secretary

The following members were nominated: Don Richardson (declined), Adene Kuchera (accepted). Adene Kuchera acclaimed as secretary.

Carried.

7. Appointment of Committee Liaisons

Moved by David Harding and seconded by Aimee Haskell to defer naming committee liaisons.

Carried.

8. Business Arising

a. PYC - Management Letter for period ending January 31, 2023

Moved by Adene Kuchera and seconded by Elizabeth Rainsberry to approve that the 7 financial matters in the letter from PYC re audit be added as business arising items at future meetings.

Carried.

9. Notice to Appear

a. Tanya Young

Moved by Adene Kuchera and seconded by Aimee Haskell to terminate the membership and occupancy rights of Tanya Young, and to further suspend the termination of the membership and occupancy rights of the member, pending the member signs and abides by a Payment Agreement as follows: The member will pay their monthly housing charges in full and on time each and every month for the duration of one year; the member will pay in addition to their monthly housing charge, 2.5% of the outstanding arrears; the member will pay all outstanding arrears by the end of the one year period.

Carried.

b. Nicole Quesnelle

Moved by Adene Kuchera and seconded by Aimee Haskell to suspend judgment, pending the member signs and abides by a Performance Agreement as follows: the member will move the cat litter to their basement; be subject to a biweekly check-in; and will be keeping the fan turned on.

Carried.



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

Moved by Kari Reynolds and seconded by Elizabeth Rainsberry to inform the upstairs neighbour that she must allow Nicole to run her fans without complaint.

Carried.

c. Jesse Cook

Moved by Elizabeth Rainsberry and seconded by Aimee Haskell to reissue the NTA.

Carried.

Moved by Adene Kuchera and seconded by David Harding to reissue the NTA with the last date offered (July 25th).

Carried.

10. General Managers Report

Moved by Aimée and Elizabeth to ratify the employment contract for Nuard Tadevosyan.

Carried.

Moved by Shoja Rahi and seconded by Aoife Lawrence to leave a physical note to Amber Harding informing her of eviction.

Carried.

11. Status Change Report

As presented.

12. Arrears Report

As presented. Of note: 50% of the arrears presented are from the three members who received NTAs.

13. Long Term Guest Agreements

a. Wilma Kimble

Moved by Aimee Haskell and seconded by Aoife Lawrence to approve the Long-Term Guest Agreement submitted by Wilma Kimble for Greta Szilagyi.

Carried.

14. Internal Membership Applications

a. Madelaine Phillips

Moved by Adene Kuchera and seconded by David Harding to approve the Membership Application of Madelaine Phillips.

Carried.



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

b. Michael Abdullahi

Moved by Adene Kuchera and seconded by David Harding to approve the Membership Application of Michael Abdullahi.

Carried.

15. Relocation Applications

a. Sarah Arscott

Moved by Aimee Haskell and seconded by Jennifer Hazel to deny the Relocation Application (i.e., denying the waiving of the one-year wait time due to medical priority), of Sarah Arscott.

Carried.

Moved by David Harding and seconded by Shoja Rahi to extend council meeting to 9:25 PM.

b. Elizabeth Giles

Moved by Aimee Haskell and seconded by Don to approve the emergency Relocation Application of Elizabeth Giles.

Carried.

c. Jennifer Yager

Moved by Aimee Haskell and seconded by David Harding to approve the Relocation Application of Jennifer Yager.

Carried.

16. Member Correspondence

a. Incident Report – 55 Maples

b. Incident Report – 56 Maples

Moved by Adene Kuchera and seconded by Aimee Haskell to add "Do you have any suggestions on how this could be addressed?" to incident report.

Carried.

17. Other Business

a. Letter – Former Member

Moved by Adene Kuchera and seconded by Aimee Haskell to deny the request of the former member.

Carried with one abstention.

b. Letter – Member Requests

Moved by Shoja Rahi and seconded by David Harding to inform member of formation



bain apartments co-operative incorporated

100 bain avenue, 29A the lindens • toronto • ON • M4K 1E8 • tel. (416) 466-2186

of Community Centre Committee.

David Harding and seconded by Shoja Rahi to add administration of the CAP Centre to responsibilities of Community Centre committee upon formation.

Carried.

18. Adjournment of Meeting

Moved by David Harding to adjourn the meeting. Meeting adjourned at 9:25 PM.

President

Secretary