

February 2023



# Reflection Bay

Halton Condominium Corporation No. 78 | [www.HCC78.com](http://www.HCC78.com)

## A Refresher - Condo Life 101

Condominium life involves ownership of a shared asset, often referred to as the common elements. Common elements include areas exterior to your unit such as the roadways and greenspace.

There are also "exclusive use" common elements which, generally, provide owners and residents with their own exclusive use of a common element. The backyard of each unit is one example of an exclusive use common element.

The governing documents of a condominium (e.g., Declaration, Bylaws and rules) are the resource for owners to understand important information regarding the powers and responsibilities of the condo corporation, an owner's rights and obligations, and what is permitted in the condo corporation. For example, the

'Section 98' details what changes (e.g., alterations to a deck) an owner may request to do (see [hcc78.com](http://hcc78.com)).

The Condominium Authority of Ontario ([thecao.ca](http://thecao.ca)) has insightful resource information for condo owners and boards. The HCC 78 website, and property management team at Central Erin, are also resources to assist you with questions so please reach out.

## News from Your Board of Directors

The HCC 78 board of directors was elected by owners at the annual general meeting last November. The board meets about every 8 weeks although frequently communicates between meetings. Here are some current issues the board is focusing on:

- Development of the annual budget for the upcoming fiscal year, which for the condo is May 1-April 30. The budget and condo fees will be shared with owners in April. The reserve fund study update, now underway, will guide the condo corporation in determining how much to allocate [save] in reserves for future projects.
- Owners at the last annual meeting requested that the board provide a financial update during the year rather than only the auditor's report at year-end. The mid-year summary was provided to owners in January.
- Ongoing monitoring of contractors' performance, including Garden Grove (snow removal and landscaping).

## DID YOU KNOW

Condo corporations must have reserve funds to prepare for future capital expenditures. The reserve fund contribution is the largest line item in most corporation's annual operating budget. For HCC 78 that amounts to more than 40% of the annual budget. HCC 78 invests its reserve funds with CDIC insured financial institutions, and the board receives advice on investment options from a certified financial planner.

## Our Community Spirit

With Spring [hopefully] on the doorstep, the December Holiday Season may seem a distant memory but it is noteworthy that so many neighbours put special effort into their seasonal decorations. Many units were aglow with beautiful lights, and we all enjoyed and appreciated the displays. Here are a few photos from December. Thanks to all for 'brightening' our community!



We would like to wish a warm welcome to new neighbours:  
**New owner, Kenda Rose Blum at 2270 Marine Drive**



**Central Erin Property Management**  
151 Randall Street Oakville, Ontario  
**Steven Peros, Property Manager**  
Main Office: 905-842-1429  
After Hours: Press 1 when prompted  
[reflectionbay@centrallerin.com](mailto:reflectionbay@centrallerin.com)

**Board Members:**  
Bob Beechey  
Nancy Beggs  
John Howlett  
Ed Kubacki  
Jack Shand

**COMMUNICATION**  
In order to connect with as many residents as possible, we need your help in ensuring we have the most up to date contact information for you. Please visit the corporation's website and fill out the owner information sheet and send to management