

November 2023



Reflection Bay


Halton Condominium Corporation No. 78 | www.HCC78.com



Election Results
 – October 26
 Bob Beechey
 Nancy Beggs
 Kenda Blum
 John Howlett
 Jack Shand

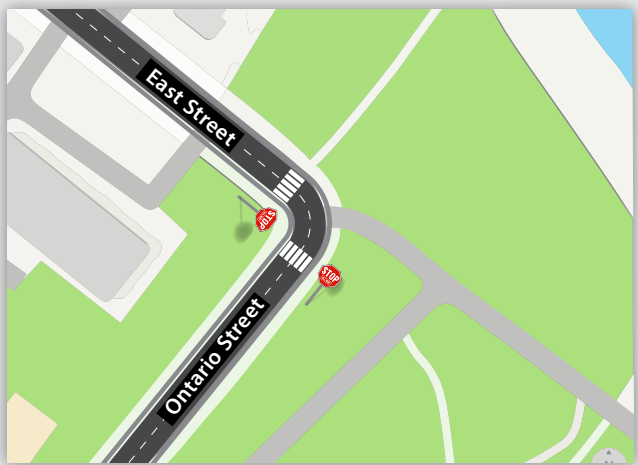
DID YOU KNOW

A question arose from an owner about authority to remove trees that are in either the front or back yards of a unit (exclusive common elements). A reminder that the Town of Oakville has rules and will enforce penalties for removal of trees without authorization. As the condominium is the property owner, it must apply for a permit and on-site consultation before any tree is removed that has a trunk measuring 15 cm or larger in diameter at breast height (5.9 inches in width).



Traffic Safety in the Neighbourhood

Town of Oakville engineering staff has informed members of our condo Board that the Town is implementing an all-way stop and crosswalks at the corner of Ontario and East Streets. This implementation requires civil work to re-configure the intersection to provide accessible curb-ramps and crosswalks. This intersection will have crosswalks for crossing both east-west and north-south. The contractor has started the work with completion expected in the coming weeks. The Town of Oakville is also considering a proposal to conduct a safety review of traffic on Marine Drive, between East Street and Third Line. Pending budget approval, the Town will retain a consultant in 2024 to conduct a comprehensive safety review of this section of Marine Drive.



Resources and News at the Condominium Authority of Ontario

Condo owners and residents may want to check out the website of the Condo Authority of Ontario (condoauthorityontario.ca) as it has insightful information about condo life. A recent development is that corporations and owners across the province are now able to permanently embrace hybrid business practices following changes to the Condo Act that came into effect October 1, 2023. Some key details:

- *Condo corporations can keep holding meetings and votes virtually or by phone without needing a specific by-law allowing this*
- *Corporations can issue meeting notices to owners that they can reach electronically and who have not specifically requested paper notices*
- *Board meetings can continue to be carried out virtually or by phone as long as most directors agree*

Condo corporations can now create by-laws to regulate how they hold phone or virtual meetings and votes. They must ensure that all attendees are able to 'reasonably participate' in owners' meetings no matter the community's preferred platform.



Eaves Cleaning – November 27th



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@centralerin.com

Board Members:
 Bob Beechey
 Nancy Beggs
 Kenda Blum
 John Howlett
 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