

## President's Report for Phillips Lofts – 2007/08

January 4, 2009

The past fiscal year can only be described as a year of transition. From September 2006 to November 2007 we had three property management companies and six property managers. Most of this can be attributed to a property management industry that, in my opinion, had all of its flaws exposed in a very tight labour market. Just keeping things running and vendors paid was a challenge through our tenure with Larlyn Property Management. After a long search, the board choose TMA Management. The appeal here was their limit of eight properties per property manager, which is about half the industry average. Things dramatically improved after November 2007, but it took quite a while for TMA to get caught up with our financials (Larlyn had left them in disarray) and our outstanding issues.

Our challenge with property managers was not isolated to the property management industry. Dealing with nearly all of our contractors was a challenge during the year due to the labour market. An overheated economy may be good for property prices, but not so good for running a condominium.

The most dramatic event of the year was the water damage that occurred to two suites, because of a broken sprinkler head. The board strongly encourages all owners to ensure that their personal insurance is sufficient to deal with such a loss. The corporation has enough insurance to cover the common property with a \$5,000 deductible, but not for any personal items or improvements that have been made to suites since the building was first renovated in 2002.

We had a security audit (a copy of this can be found on our website) done by the city police and they put forth a number of recommendations to improve the security of our building. A number of those recommendations have already been implemented. The rest will be dealt with in the upcoming year.

On the lighter side, Phillips Lofts was featured on CityTv's Cool Spaces (a link can be found on our website) in July. The introduction of the Phillips Lofts Facebook group has been beneficial from a number of aspects. The forum for this group has generated many good ideas for the board to consider. As well, it has helped create a sense of community within our building.

For the 2008/09 year, the board will be focused on updating our bylaws and investment plan. Major improvements are planned for the rooftop patio and main elevator. After a challenging transition year, the board is looking forward to the new year, as it focuses more on these development issues than maintenance issues.

Regards,  
Barry Kaiser  
President