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Two Mississauga Condos Each Have \$1 Million Reserves

■ BY GYDA MARIE TORP, R.C.M.

PEEL CONDOMINIUM Nos. 400 and 422 are located at 4470 and 4460 Tucana Court, at the junction of Highways 10 and 403, near the hub of thriving downtown Mississauga. The central location of the buildings is close to Square One, Sega City, Famous Players Coliseum 10 Theatres, the Living Arts Centre and many restaurants. As sister buildings, both sites show many similarities but are physically separate from one another, as each has its own board of directors, recreation facilities and separate, two-storey underground parking garage. Built in the late eighties and registered in 1990, the buildings are now of an age when certain upgrades and maintenance projects have become prudent and necessary. In addition to exterior building envelope repairs currently underway, both boards of directors have recently made changes and/or upgrades in the security and aesthetics of the properties.

Separate Facilities

Managed by Hendler, Dubyk & Associates Ltd. since 1991 and 1992 re-

spectively, the two buildings are now managed by Brookfield LePage Residential Management Services following the recent merger of the two firms in November 1997. Each highrise consists of 22 floors and 250 units whose residents are attended by 24-hour concierge service located at the front entrance. The recreation facilities of each building include an indoor swimming pool, whirlpool, sauna, squash court, tennis court, exercise room, party room, guest suite, billiard room, plus PCC #422 has a tanning-bed room.

Each board consists of five directors and meets monthly to discuss and review decisions that keep the buildings well maintained. Since registration, both boards have been working diligently to establish a high level of service and maintenance for the residents and a well-funded reserve fund. Both boards have worked together in the past on mutual concerns, like sharing management services and foot patrols.

The only major restoration project to date has been exterior building envelope repairs. This work is currently progressing at both PCC #400 and PCC #422 and is expected to last throughout the summer and into the autumn months. The scope of repairs for this project extends beyond mere caulking replacement – concrete, window and coating repairs make up a fair portion of the contract. The initial stage of the work was a condition survey conducted on both buildings by a consulting engineer. The resulting reports indicated that maintenance required to the exterior envelope was more extensive than was discernible from the ground, and both buildings chose to tender the pro-

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ject jointly. By working together, the boards were able to obtain considerable savings in the construction and consulting aspects of the project and a contract was quickly awarded. The final stage will involve application of an architectural coating to the exterior pre-cast concrete panels that will bring the buildings back to their original shine! The entire project will be funded from the reserve account. Both funds have been well managed as a result of past policies of the boards of directors, with each fund boasting a current balance in excess of \$1 million.

Redecoration of Lobbies

Both boards are very concerned with the aesthetics of their buildings. Some steps taken to preserve them include landscaping improvements, refinishing the swimming pools with fibreglass linings and redecoration of both lobbies. The lobbies were the largest aesthetic improvement that required attention as both buildings were approaching their 10th year. As the main showcase for the rest of the buildings, both boards insisted that the sunken lobby areas be-

come an elegant and luxurious representation of the corporation and its facilities. Professional interior designers were consulted and the boards were faced with the ordeal of choosing colours and styles that would suit all owners. Knowing that this could be a nearly-impossible task, the boards persevered and saw the projects to completion. The results are stunning and most residents are pleased. In fact, the design of the lobby at PCC #422 (conceived by Decorating Den Interiors) won third place in an international competition earlier this year.

Security is another area that PCC #400 and PCC #422 have made steps towards perfecting. Both buildings were initially equipped with a very basic complement of security cameras. PCC #422 began a program of upgrading security equipment to meet safety needs of owners early in the corporation's life span. A security card-access system was installed encompassing the main entrance points of the building, as well as the swimming pool and exercise room. All 23 locker rooms on the P1 and P2 levels have been re-keyed to a high-se-

curity system that prevents residents from making copies of the keys, thus compromising the security. Quite recently, the original electronic components of the security system underwent an audit, which recommends several replacements and repairs that were then undertaken. The board is also examining current proposals to install larger, more-powerful high-pressure sodium light standards in the exterior visitors parking area and a camera mounted on top of one standard for additional monitoring of this area.

16 New Security Cameras

PCC #400 has also made enhancements to the original building systems. As was the case with the sister building, the board of directors installed a security access-card system at all entrance points and in amenity areas of the property, and a high-security key system has also been adopted for all the locker room doors. However, upon reviewing a completed audit on existing security systems in the building, the board of PCC #400 chose to take security measures a step further. Sixteen new camera locations were added. VCR machines were replaced; an additional multiplexer permits digital recording; perimeter alarms were installed on all emergency exits in the main, P1 and P2 levels; and four additional Aiphone stations were installed in the underground garage. A new camera in the Enterphone lobby was channelled through a modulator and deletion filter to allow residents to view this area on their television sets. The PCC #400 board of directors completed this project by replacing the existing security desk with one that is more amenable to the duties and func-



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tions of the concierge staff for monitoring the security system. Because security and safety are always a concern of the board, these recent improvements have enabled residents to feel more secure in their homes and paved the way for future boards to build on a solid, dependable system.

Visitors to both buildings have commented on how well the structures have aged. The boards of both PCC #400 and PCC #422 have diligently pursued a course of action that will ensure continued prosperity and success for

the properties. Provisions for the future, and improved methods of communication with the residents, are ongoing. As the manager of both PCC #400 and PCC #422, it is extremely gratifying and rewarding for me to see the boards, residents and staff working well together to ensure a safe, well-cared-for condominium community. □

Cyda Marie Torp, R.C.M., is the manager of PCC #400 and PCC #422 for Brookfield LePage Residential Management Services, Brampton.

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