

CONDO OF THE YEAR

The Masters, Y.C.C. 266 at 288 Mill Road, Etobicoke

By 'THE MASTERS' BOARD OF DIRECTORS



CCI Toronto is thrilled to announce that The Masters, Y.C.C. 266 has been announced as the Second quarter finalist of the annual Condo of the Year Award. The following article was written as part of the corporation's submission for entry to the contest. Our congratulations are extended to YCC #266!

Further details on this contest may be found on the CCI-T website at www.ccitoronto.org. The 2010 annual grand prize winner will be selected from amongst the four quarter finalists in the early fall of 2010 and will be announced at the CCI Toronto Annual General Meeting in November 2010.

Good Governance

The success of any business – and this 34-year-old Condominium Corporation is considered a business - depends on the

strengths of the stakeholders. The Masters has been most fortunate over the years to have three factors working in its favour.

First of all, the commitment, integrity, professionalism and forward thinking of the eight elected, dedicated Board of Directors, ensures that quality of life for residents remains in the forefront of all major decisions. In addition, an extensive organization of nine committees enables many others to share in the decision-making process. Third, and very important to governance, is the knowledge and expertise of a full-time, experienced Registered Condominium Manager (R.C.M.).

Introduction

The Masters, Y.C.C. 266 at 288 Mill Rd. Etobicoke, Ontario, has been in existence since 1975.

Only four architectural designs like it in the world! It's almost like being on permanent vacation when you reside in any of the 498 uniquely-designed two-storey, split-level or bungalow suites situated on 11 acres of award-winning landscape, adjacent to the stunning Markland Wood Golf Club. The Masters is close to all major highways and amenities but far enough away to still retain the tranquil sounds of nature.



for high-rise buildings, the Energy Committee had already thoroughly investigated this matter, concluding that it would not be advantageous to The Masters.

Currently, our Communications Committee has launched an extensive campaign towards exemption of contracted services

Yes, there have been challenges – implementing an assessment in 2007 to reconstruct the 800-stall garage and replace the mechanical components of eight elevators comes to mind. Yet, thanks to the three components of this success story, a quality community continues to thrive for all 1300 residents today and well into the future.

Forward Thinking

As an older condominium it would have been easy, for example, to say that excelling in recycling was impossible, after all the building went up in the 1970s when recycling was unforeseen. Today, The Masters boasts a 51% waste diversion rate – Toronto’s highest for a multi-residential building.

Before the Province considered making individual hydro meters mandatory

from the proposed provincial HST. If successful, this will save all condominium owners in the province millions of dollars in the years ahead.

In the past year, The Masters has teamed with the Ministry of Natural Resources and is implementing a program to support an endangered wildlife species that resides on our property.

Social Fabric of the Community

The Masters incorporates a wealth of social and sport facilities not found in most condominiums.

Very active bridge, book and art clubs, in addition to separate well-equipped rooms for carpentry, music practice, painting, hobbies, two party rooms and library are just part of the social fabric. Plenty of socializing also occurs along the 400m walking path on the fabulous grounds and while sitting on the benches enjoying the Japanese garden or watching the children enjoy the playscape.

The mix of young and older condo owners is well served in sport/fitness areas. Three new asphalt, floodlit tennis courts and relaxing indoor and outdoor salt water pools overlook the golf



METRO GROUP



WILKINSON
CHUTES CANADA
WASTE - RECYCLING - LINER



METRO COMPACTOR SALES / SERVICE



Metro Jan Wash

DESIGN
BUILD
MAINTAIN

WASTE / RECYCLING EQUIPMENT EXPERTS

We Produce Recycling Results

Doug King

40 Bethridge Road, Etobicoke, ON M9W 1N1

Email: douging@metrogroupcan.com

Cell: 416-678-2428 • 1-888-968-7491 • Fax: 416-740-8687



course, completing the resort-like ambience. Well-used, inviting facilities for working out, squash, basketball, pool, billiards, table tennis, and golf practice are all centered round the stunning clubhouse lounge. As well, residents can indulge regularly in on-site Yoga, Pilates, Reiki, Tai Chi, Aqua-fit and Ballroom Dancing activities.

Energy Related Initiatives

Energy Conservation has been a major focus at this electrically-heated complex for years. The Energy Committee has researched potential projects ranging from Smart Meters, to garage and common element lighting, through solar and geothermal heating and cooling systems. The recent conversion of garage and clubhouse lighting to energy-saving fixtures is already showing a successful payback.

Environmental Concerns

The Masters has been an active participant in the City of Toronto's 'Target 70' waste diversion campaign, volunteering to join the pilot program for organics collection in multi-residential buildings in 2005. The property manager and Recycling Committee have undertaken an extensive, ongoing education campaign to encourage residents to participate in recycling and organics programs. In the last year alone the corporation has reduced landfill waste from 36 to 12 cubic yards per week. It's estimated that The Masters is currently diverting 51% of waste compared to 13% for the average multi-family building in Toronto. The Masters has recently been used as a model by a recycling consulting firm which referred to it as the best building they've seen in terms of garbage management and recycling.

Conversion of the swimming pools to salt water from chlorine has also addressed an important environmental issue.

Effective Use of Committees


This corporation could not function effectively without relying on the energy, enthusiasm and commitment of the members of nine strong, active committees: Human Resources, Security, Finance, Communications, Pool and Sports, Tendering, Recycling, Energy, and Recreation – each portfolio chaired



by a member of the Board of Directors. Supported by the participation of interested and informed residents, their time and energy-consuming efforts ensure

Introducing a new bulk Internet access option for condominiums and rentals. What's so different about it?
It's faster, uncapped, secure, dedicated, and scalable.


Our solutions are designed for the unique needs of the condominium and rental market.



And it will cost much less than leading DSL and Cable Internet service providers.
Really!

Take advantage of bulk buying, bulk delivery, and state of the art fibre optics technology to save money.

Powerful options such as VoIP, video surveillance, wireless hotspots, wakeup call service, private discussion forums, and secure portals.



Vertical Network Solutions Inc.
CCI

Service Level Agreements include onsite technicians, inspections, online support, 24/7 remote monitoring of equipment, and daily telephone support from 8am to 11pm, 165 days of the year.

<http://www.verticaln.com> |
 [tel: +1 416 578 4066](tel:+14165784066) |
 info@verticaln.com |
 corporate: +1 416 457 1998 |
 corp@verticaln.com

that the Board at its monthly meeting has current, real facts and figures to work with in order to determine the direction to be taken on any issue.

These active committees provide a vehicle for innovation, fiscally sound governance, and participation by members of the community in the operation of The Masters.

Communications

"The Masters Memorandum", the 4-page publication that appears monthly on all resident's doorsteps, includes regular columns from the board, management and committee chairs, and keeps residents updated on important issues in their corporation and the adjacent community. A ticker-tape across

the lobby monitoring TV channel and strategically placed notice boards provide daily reminders of time-sensitive events such as water shutdowns and activity sign-ups. For more detailed analyses of issues like the budget or recycling programs, town hall meetings are hosted by the board in the clubhouse lounge several times a year. Everyone has received a copy of "Guide For Residents", The Masters' handbook of information about everything from pool hours to operation of the heating system and all new residents receive an updated Welcome package of useful information for newcomers. An interactive website is in the planning stage.

Consistency

Being aware of what's going on in their corporation, having confidence in consistent, forward thinking governance, and enjoying many opportunities to participate and provide input enables people to feel part of The Masters community. It is a major reason why there is less than 6% turnover each year and why more than 90% of units remain owner-occupied. The Masters is a condominium where both residents and staff establish connections and stay for a long time, many dating back to the beginning in 1975.

The Board of Directors are as follows:

*President: Marlene Cater
(Chair, Human Resources Committee)*

*Vice President: Phil Hebert
(Security Liaison)*

*Treasurer: Gord Cummings
(Chair, Finance Committee)*

*Secretary: Gerry Gibson
(Chair, Communications Committee)*

*Director: Don Ferguson
(Chair, Sports Committee)*

*Director: Bernard Rummel
(Chair, Recycling & Energy Committee)*

*Director: Fran Trozzolo
(Chair, Recreation Committee)*

*Director: Bruce Jackson
(Chair, Planning & Tendering Committee) ■*

CARMA

Multi-unit Residential Smart Sub-metering Services

**No hidden costs.
Unparalleled support.
100% Worry-free solutions.**

CARMA Smart Sub-meters **reduce your operating expenses and protect your investment** with technology that is engineered to last the lifetime of your building -- **eliminating the risk of costly upgrades and replacements.**

**With CARMA, you invest once.
We perform for life.
Guaranteed.**

Want to learn more? Call now: 1-888-298-3336
CARMA Sub-metering & Billing Solutions

© CARMA Industries Inc. 2009. All rights reserved.