

A photograph of a sunset over a body of water. The sky is filled with orange and pink clouds. The sun is low on the horizon, reflecting on the water. In the foreground, there are some reeds and grasses. In the background, there are some buildings and a pier.

Lighthouse Point Shared Facilities Committee

Fall Newsletter 2020



MESSAGE FROM SFC CHAIR

As we come towards the end of 2020, this has certainly been a very challenging year, and our community will continue to face some challenging months ahead. We have also been reminded how fortunate we are to enjoy this remarkable community with its space, waterfront access, natural surroundings, and caring neighbours.

At the beginning of 2020 before COVID-19 hit, the SFC identified a series of ambitious goals for the year. These goals, which were communicated to owners in January, built upon the Community Strategic Plan that was developed in 2019 through broad owner engagement and input. The pandemic has required that significant attention be placed on ensuring the health and safety of all owners, but there has still been impressive progress on a number of these strategic goals. This progress has been possible due to the knowledge, commitment, and enthusiasm of many volunteers at LHP, and of course the tireless efforts of Cameron Mitchell and his Property Management team.

In this newsletter, there is an important update from Property Management regarding the amenities that are open at the Rupert Bronsdon Community Centre and the hours and protocols related to those amenities. The SFC is in full support of these decisions and protocols. This is followed by a series of updates from our very active SFC Task Forces:

- The **Shoreline Task Force** provides an update on the shoreline rehabilitation project, the importance of which has been demonstrated during recent high winds and waves.
- The **Security Task Force** provides an update on its actions and plans to control access from unauthorized visitors at LHP, which became a significant problem in 2020.
- The **Asphalt Task Force** shares an update on the strategy developed to replace and repair our roads and parking areas over the coming years (one of LHP's big ticket items).
- The **Waste Management Task Force** shares the findings of the recent owners' survey and outlines the next steps to move towards a decision on this important topic.
- Last, but certainly not least, the **Landscape Advisory Group** provides their update on all that was achieved for LHP's landscaping over the past year following a community-wide initiative that showed what we can achieve together.

As I come to the end of my term as Chair of SFC, I would like to extend my personal thanks to all the incredible volunteers that dedicate their time to making LHP the premier waterfront community in Georgian Bay. I would also like to express a special thanks to our Property Management. As Chair, I've had unique insight into the amount of work that Cameron and his team undertake for LHP and I honestly don't know how they do it. I have also seen how much they care about the well-being of this community, and the grace in which they manage the many different expectations we place upon them. While it is essential that we strive for ongoing improvement, I am confident that our community is moving in the right direction and things will only get better.

As we continue to live through this unprecedented time, I encourage us all to continue with compassion and support for one another, so that we come out of this challenge an even stronger and more thriving community.

Tim Morris
Chair, Shared Facilities Committee

Rupert Bronsdon Community Centre

As we all know, 2020 has been a year like no other and frankly busier for your property management office than any other year. Every member of our staff has been here every step of the way to ensure LHP's daily operations continue unabated. The RBCC, including The Georgian Room, pool and hot tubs are open and functioning normally, albeit on reduced hours and with specific capacities, Monday through Thursday. Demand thus far has been minimal but we anticipate this will change as the weather continues to cool and our winter population grows. We will continue to monitor the guidance provided by the public health authorities. Our plan is to expand our hours to pre-Covid hours on December 7th.

As everyone knows, the gym has been closed since March. The reasons for this are:

- 1) It is a small room where social distancing is difficult;
- 2) We know that the virus is transmitted via vapour droplets in the air or by touch.

The LHP gym does not have air purifier equipment and does not, in our opinion, circulate air in a manner that is safe enough for us to open the gym. Private gyms, on the other hand, have the staff to wipe down equipment after each use. We do not have that capacity at all. Currently, our office staff is wiping down the pool area and Georgian Room after use. But even with less demand than anticipated, we are struggling to keep up. The idea of users wiping the equipment down thoroughly after each use has been discussed, however we do not believe this is a realistic goal. We have faced challenges with compliance with COVID protocols in the Georgian Room, with some owners ignoring requests to wipe down furniture, and others being reluctant to wear masks. We do not have the staff capacity to manage similar compliance issues in the gym. Volunteer attendants are also not feasible due to the significant owners' liability risk should one become ill.

To be clear, we would truly like to open the gym. This winter will see a record high resident population at LHP, since many snowbirds are not traveling and many are coming here to escape the city. Naturally, people will want to use the gym. However, it is our opinion that we cannot open the gym because a) as previously outlined, we cannot guarantee the cleanliness or sanitization of the room or equipment and b) as a result of that, opening the gym without those safeguards, exposes LHP owners to the potential of massive liability and risk.

The question we always go back to is this: "Have we done everything within reason to protect the health and safety of LHP residents?" If the answer is "maybe" or "no" the gym cannot open.

SFC TASK FORCE UPDATES

Shoreline

For 30 years, the shoreline at Lighthouse Point has stood strong against the forces of mother nature ... that is, until the “Gales of November” blew in last year. Rising water levels in Georgian Bay, coupled with high wind, created large waves and a storm surge that caused significant damage to parts of our shoreline. In particular, the east marina pier, the east beach and the west beach and adjacent path suffered major erosion.

A task force was established; Tatham Engineering was consulted, and after considerable delays, produced designs to repair and protect our waterfront from predicted high water levels and the increasing frequency of high wind events. By this time, we were late in the game to find a qualified shoreline contractor who was not already booked for the entire year, but we were fortunate to get a commitment from Darren Neil & Sons whose work has proved to be top notch.

Recently, on November 2nd, exactly a year after the first damaging storm, our shoreline was again challenged by extreme weather. Fortunately, by this time, some of our vulnerable shoreline was already protected and further damage was minimal. But the storm did expose further areas of vulnerability that are now being addressed.

When this is all done and the sounds of construction equipment and backup alarms are a distant memory, we hope to achieve our goals of protecting one of our most valuable assets at LHP — our shoreline. It is expected that the marina pier will be secure, there will be a well-protected, rehabilitated east beach, a larger west beach protected by armour stone and our walking paths will be restored, making our shoreline more stable and enjoyable for our residents.



Asphalt

As a result of the pavement condition assessment done by a specialist engineering consultant, the Asphalt Task Force has developed a 13-year re-paving plan complete with cost estimates for financial planning. The consultant rated the pavement by area of “distress”. Under the plan, areas with current distress of >20% should be rehabilitated by 2025. See Appendix I for the map of LHP that indicates the different ratings. Maintenance will be ongoing in order to extend the life of our pavement as long as possible. Additional crack sealing has just been completed.

Traffic calming measures continue to be discussed. The installation of permanent “speed humps” when re-paving is favoured in some locations. Temporary measures such as mid-roadway islands and or roadway narrowing may be installed on a trial basis.

There are two issues which the ATF will seek input on;

1. Should the size of the paved area in the maintenance yard (the area by the mailboxes) be reduced?
2. Would the owners be willing to have a special assessment of roughly the same amount as the one scheduled for Spring 2021 in order to pave the RBCC parking area?

Security

Your Lighthouse Point Security Task Force was formed in June 2020 with the intent of finding ways to restrict the access of unauthorized visitors to our beaches, tennis courts and pathways.

1. Prior to this, Cameron Mitchell received approval from SFC to increase our gate guard weekend staffing hours. With SFC's approval, the Security Task Forces restructured these hours to provide at least 6 hours of coverage during weekdays, as well as the regular weekend staffing.
2. During the month of August, a mobile sign was put at the front gate to reinforce that Lighthouse Point is a private community and trespassers would not be tolerated. While this was rather unsightly, the intended impact was to change the perception of the public that we are open to all.
3. We have formed an O.P.P. Liaison Work Group and have met with the Staff Sergeant in charge of the local detachment to request additional patrols of the LHP property. Staff Sergeant Maecker has been very supportive.
4. We have formed an electronic gate Work Group, who have joined with 4 other waterfront communities representing over 2,000 condo owners, to petition Collingwood Town Council to overturn the bylaw outlawing electronic gates. While our initial attempt did not succeed, we will continue to pursue this. An email campaign to town councillors has been proposed.

Actions planned for 2021

The LHP Security Task Force is requesting SFC support to work on implementing the following:

1. Review the parking pass process. For example, owner and long-term visitors' parking stickers should have a place to write the licence number of the vehicle to which the pass has been assigned. This will prevent them from being passed from vehicle to vehicle.
2. At the discretion of the individual condo corps, a sign can be posted at the entrance to their parking lot(s) restricting parking to owners of that specific condo corp and their authorized visitors.
3. Signs to be posted in required locations (condo corps and public areas) advising that vehicles parked without proper parking passes will be subject to ticketing.
4. We are investigating the possibility of having the gate guards and possibly some of the E&H staff authorized by the Collingwood Bylaw office to issue parking tickets to vehicles without proper parking identification.
5. Signs at the beach areas indicating proper parking locations.
6. Research security software which will allow owners to advise the gatehouse of expected visitors. We believe the current system of allowing access to anyone who knows a name and unit number is being abused.
7. Research the Rupert's Landing property line to determine the advisability of extending the existing fence down to the water line to restrict access by Rupert's Landing residents.

We look forward to receiving any feedback from owners regarding the above, and of course are open to additional suggestions, which can be sent to lhpstf2020@gmail.com.

Waste Management

We conducted an owners' survey regarding potential plans for waste management at LHP. Relevant portions of the survey results can be viewed in Appendix II. The survey was answered by 319 owners representing about 55% of all owners. There was also representation from all condo corporations. As can be seen from the results, the majority of owners voted for the 7 station Molok system. In ranking of criteria to be considered, annual operating cost was the most important consideration, followed by initial capital costs and separation of waste into recycling and organics.

Questions 2 and 4 were questions where owners could leave comments. The majority of the comments related to the number and location of collection points on the property, a need to do something to separate the waste into different streams, and a request for further explanation of the related costs. There were also comments about the town or county providing rebates to cover our costs. Currently, LHP receives approximately \$42,200 in rebates from the Simcoe County to partially cover the waste collection costs. However, as waste collection prices continue to increase due to increasing landfill and recycling costs, these rebates have not kept pace. From previous conversations with county representatives, there were no indications that any changes would be forthcoming. However, this will continue to be monitored.

There were further comments on why we ask if owners are full-time or part-time. This question is generally asked on LHP owner surveys to gain an understanding of how the percentages are changing over time. The trend is that an increasing percentage of owners are full-time residents. With respect to waste management, the more full-time residents at LHP, the higher volume of waste that must be collected. Since waste management costs are based on volumes, this is a critical piece to understanding the future needs of LHP owners.

Currently, the Taskforce is working on finalizing the locations of the 7 collection points and updating annual operating costs and initial capital costs. A presentation will be made to all SFC reps later in November.



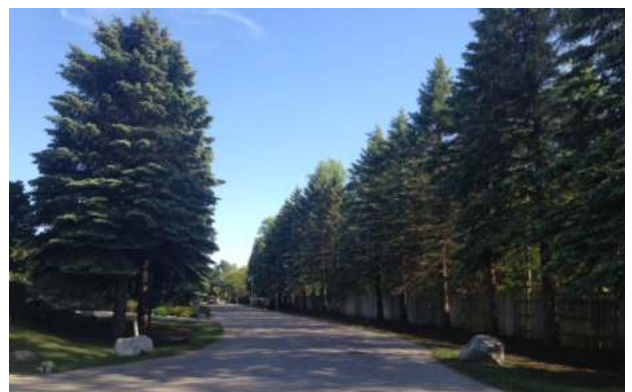
Landscaping

Gardens and Trees:

As we reflect on the achievements of 2020, we would like to express our gratitude to everyone who made 2020 such an amazing first year for the Landscape Advisory Group's garden and tree projects:

1. To the LHP gardening enthusiasts who stepped up and created 19 individual condo garden clubs which each made significant improvements in their respective condo gardens. These garden angels also volunteered in LAG's community garden initiatives at the front entrance and at the RBCC, digging, planting mulching and watering. Their efforts are truly appreciated.
2. To SFC for providing the funding, not only for our garden projects, but also for our tree projects including the first phase of the rejuvenation of Waterfall Lane through pruning, skirting and treating the spruce trees. SFC's funding also enabled LAG to initiate the first phase of arboreal work on the mature ash, maple and birch canopies. There's much more that needs to be done in the coming years in order to preserve our mature canopy and to plan for the future of the LHP forest.
3. To Cameron, Beckie, Jaymee, Pauline and Brad at E & H for their ongoing support and patience as we flew in all directions.
4. Last, but definitely not least, to Wendy Waters, for her leadership in so many ways that made LAG and its achievements attainable this year and to our LAG team of volunteers for their enduring faith we can all make LHP better by working together!

This Fall, LAG worked with a garden consultant, Anna Sauve, to conduct an expert assessment of the needs of our gardens. Anna met with all the garden clubs and walked the property and produced a comprehensive report and set of garden plans. Our goal for 2021 is to make LHP's gardens, more self-sustaining and spectacular, so stay tuned!



East Beach:

During the summer of 2020, the east beach renovation began with the installation of new kayak racks along the perimeter fence (between LHP and Rupert's Landing), the demolition of the old kayak racks and the installation of pea gravel under the new racks. A large group of LHP volunteers worked with Brad to remove the weeds and large rocks from the east beach and, during the course of the shoreline

restoration project, further sand will be added to the whole area. A whole new east beach has been revealed and was well used during the hot days of summer.

What's next? The east beach should be a community focal point along the LHP shoreline. LAG will be proposing ideas for



further improvements to the appearance and utility of the east beach area such as bocce courts (recycled from the wood left over from the old kayak racks) or beach volleyball, while still leaving a large area for passive enjoyment of the beach. The east beach renovation promises to bring the amenities at LHP to a new level, not only improving the appearance and utility of the beach, but possibly increasing our property values as well.

Irrigation and Drainage:

As there were some inconsistencies in our irrigation system this year, the contract with our irrigation service provider was terminated for lack of performance, and a new irrigation contract will be tendered over the winter. LAG's goal is to have a functional system in a good state of repair for the whole summer.

A small number of drainage rehabilitation projects were completed this year, some by volunteers, including the exposure of a buried catch basin at the entrance, the excavation and resetting of a culvert under the walking path on the west side of the conservation area, the clearing of the culverts on the south side of the RBCC parking lot, the unblocking of the culvert and drainage basin regrading and lining with stone in SCC 102, the clearing of a blockage in the drainage area at the east beach and replacement of a leaking failed culvert on the lawn on the north side of SCC136.

LAG's short-term goal is to bring the drainage system back to the original installation condition through rehabilitation and on-going maintenance.

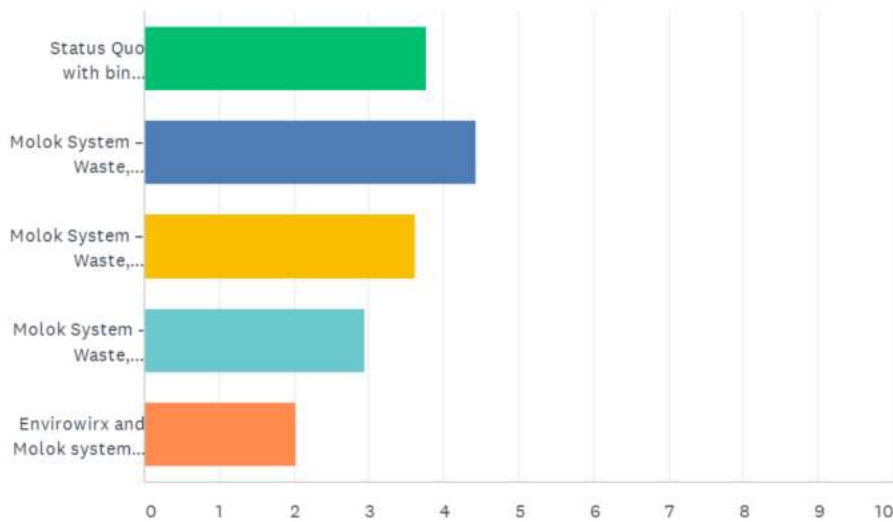
Appendix I



Appendix II

Q1 From the following options below, identify your top three choices –
Enter 1 beside your first choice, 2 beside your second choice and 3 beside
your third choice.

Answered: 319 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Status Quo with bin replacement and organic pickup - Keep with the same waste pickup we currently have but have two green bins per condo corp, and continue to have recycling at the front. Replace the curbside garbage bins.	44.76% 94	19.05% 40	16.67% 35	6.19% 13	13.33% 28	210	3.76
Molok System – Waste, recycling and organic at 7 stations throughout the property	64.36% 186	25.61% 74	2.77% 8	3.46% 10	3.81% 11	289	4.43
Molok System – Waste, recycling and organics at 3 locations throughout the property	8.33% 23	50.00% 138	36.96% 102	3.62% 10	1.09% 3	276	3.61
Molok System - Waste, recycling and organic at 2 stations throughout the property	5.67% 11	14.43% 28	52.06% 101	23.71% 46	4.12% 8	194	2.94
Envirowirx and Molok systems – waste, recycling and organic at 2 locations	3.47% 5	10.42% 15	18.06% 26	21.53% 31	46.53% 67	144	2.03

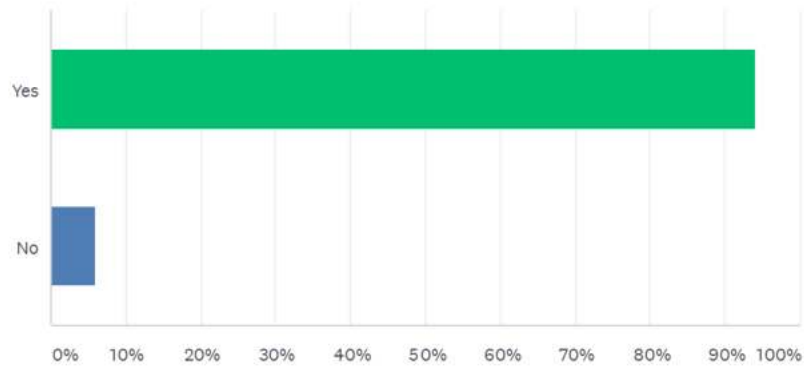
Q3 Below is a list of criteria that can be used to make a decision on the best collection system. Please rank the following criteria in order of importance starting with 1 being most important.

Answered: 317 Skipped: 7

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Initial capital costs	17.58% 48	17.58% 48	12.09% 33	13.55% 37	8.79% 24	9.52% 26	5.86% 16	8.42% 23	6.59% 18	273	5.88
Annual operating costs	31.10% 88	22.26% 63	14.13% 40	9.54% 27	5.30% 15	6.01% 17	6.71% 19	4.24% 12	0.71% 2	283	6.94
Better separation of waste, recycled and organic matter	20.86% 58	13.31% 37	15.47% 43	11.15% 31	9.35% 26	6.47% 18	5.04% 14	7.91% 22	10.43% 29	278	5.83
How far do I have to walk or drive to my collection point	22.03% 63	13.64% 39	15.03% 43	10.14% 29	6.29% 18	4.55% 13	5.94% 17	7.34% 21	15.03% 43	286	5.71
Aesthetically improves the look of the property	7.38% 20	15.13% 41	13.28% 36	11.81% 32	16.61% 45	12.18% 33	7.01% 19	9.23% 25	7.38% 20	271	5.30
Pest /rodent reduction	2.27% 6	6.06% 16	8.33% 22	10.98% 29	10.98% 29	19.70% 52	19.32% 51	15.91% 42	6.44% 17	264	4.23
Odour control	1.85% 5	6.67% 18	8.89% 24	13.33% 36	17.04% 46	15.93% 43	20.37% 55	10.00% 27	5.93% 16	270	4.48
Cleanliness of overall waste collection system year-round	7.47% 21	10.68% 30	16.37% 46	11.74% 33	14.59% 41	11.39% 32	10.68% 30	14.23% 40	2.85% 8	281	5.20
Accessible height and easy lift lid	2.23% 6	5.58% 15	6.69% 18	6.69% 18	7.06% 19	9.29% 25	12.27% 33	14.87% 40	35.32% 95	269	3.26

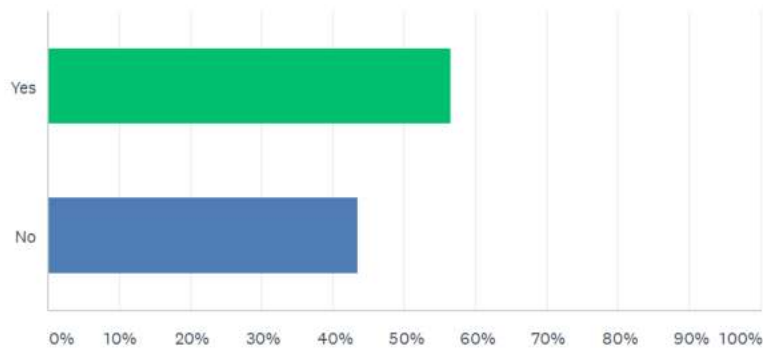
Q5 Did you know that large objects are not collected as part of regular garbage collection and this is an owner responsibility? (Examples, mattresses, Christmas trees, furniture)

Answered: 319 Skipped: 5

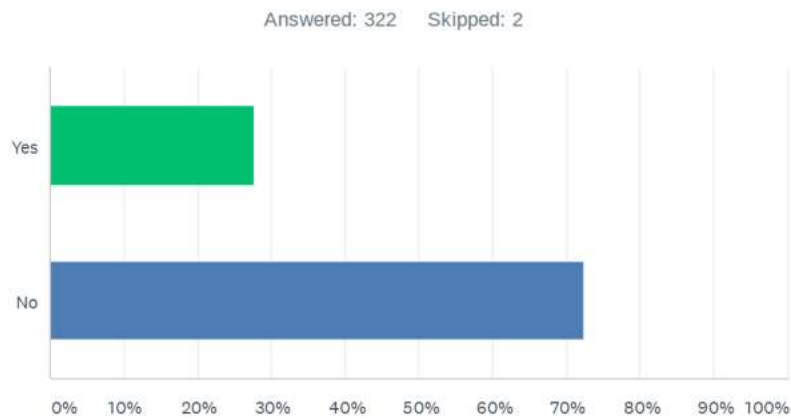


Q6 If property management was to offer removal of these large objects at a price of \$40 per removal, would you take advantage of this service?

Answered: 321 Skipped: 3



Q7 Did you know that there are two bins, one for metal recycling and one for electronic waste (TV's, computers, power cords, telephones) that are currently located at the maintenance shed?



Q8 Are you a full-time resident or part-time resident?

