



## Meeting Minutes

January 24<sup>th</sup>, 2012

IN the future, we hope to have more formal minutes for each meeting. Meanwhile, the following is a bullet format of items discussed, not necessarily in any particular order, and speaking participants are generally not identified.

- 39 persons attended including Mayor of Oshawa John Henry, and representatives of Oshawa and Whitby Economic Development Depts, and Durham Region Police Services (DRPS)
  - 54 persons RSVP'd
  - 88 persons have so far indicated interest in becoming members
- Oshawa Mayor John Henry spoke to the new group, outlining the growth and prosperity that Oshawa is now enjoying. He stated particularly that he is also a landlord and very much appreciates the challenges and concerns of landlords. He said he attended the inaugural meeting to show his support for the organization and its members.
- Appreciation was warmly given to the sponsors who made the event possible
  - Oshawa Economic Development Dept - sponsored coffee and pastries
  - The Behar Group Realty – sponsored the room rental
- Members voted to meet on the second Wednesday of each month, including December and excluding July and August (ie. 10 meetings per calendar year)
- Members agreed that the next meeting will be February 8<sup>th</sup>, 2012
  - The Civic Hall cannot provide Meeting Room #4 for Feb. 8<sup>th</sup> or for one day in October, 2012 but can provide the room for all other requested dates
  - We have booked the smaller meeting room #5 (which we felt should be satisfactory)
- Members voted to pay an annual membership fee of \$80.00.
  - It was proposed that non-landlords be called “associate members” and pay a higher fee. It has been proposed that the Associate Member fee be \$120/year
  - Membership fees will be due at the next LAD meeting (Feb. 08/12)
- All attendees were asked to introduce themselves, who they represent, what they do and why they attended the meeting
  - The common theme of many attendees was their hope that the association would become a unified voice of landlords in Durham Region to government bodies and the community
- A list of needed tasks was presented and invitations extended to the attendees to volunteer
  - Christopher Seepe will coordinate and manage meetings, arrange guest speakers, act as moderator/facilitator and generally try to drive the association to become a self-managing, self-governing and self-sustaining organization
  - Peter Hughes offered to provide assistance on administration & paralegal issues
  - Brenda Kilmer offered to manage the bookkeeping, membership registration and other administration

- Michelle Browne provided a summary and links regarding non-profit requirements
- Other volunteers needed:
  - Build and manage the Association's website (<http://www.durhamlandlords.com/>)
  - Craft survey of members' wish list of objectives and structure
  - Association liability insurance
  - Determine legal position of building members'-eyes-only confidential list of bad tenants
  - Non-profit status requirements
  - Coordinate refreshments
  - Miscellaneous administration
  - Build and maintain a spreadsheet of recommended suppliers
  - Build online member forum
- Members voted and agreed that each meeting should have generally three parts
  - 7:00 pm and 8:30 pm presentations, ideally with a presentation of interest to commercial-focused members and the other presentation of interest to residential-focused members
  - 9:00 pm – 10:00 – members tabling questions, announcements, problems/issues for discussion, and networking
- A variety of questions were presented to the mayor touching on development charges, property taxes, affordable housing, Hwy 407 expansion, Oshawa Airport, and other topics
- Members were asked to suggest topics for future meeting presentations. This list is posted on the website.
- Suggestions were made to:
  - investigate the possibility of the Association providing members with access to legal consultation
  - Rental property maintenance checklist
  - Sample residential rental application & agreement
- The meeting finished about 9:00 pm with perhaps half or more of the members staying afterwards to network

Please send any other suggestions or errata to: [cseepe@thebehargroup.com](mailto:cseepe@thebehargroup.com)