

Pilon, Janet

Subject: Potential Change to Augusta Condominium

From: Edward Beitel
Sent: May-24-17 8:47 AM
To: Office of the Mayor; Bedioui, Ida; Ferguson, Lloyd
Cc: 'Ernesto Spadafora'; 'Wellenreiter Real Estate'
Subject: Potential Change to Augusta Condominium

This is in regards to Potential change to Augusta Condominium and councils meeting on Wednesday May 24th at 5pm

As we only received this email at around 5.20 pm on Tuesday, I think this is **totally unfair** as many will not be able to attend this meeting on such short notice, or to be able **to seek legal advice on this situation**

Following please find points and questions I have, and would like some answers.

I relied upon Losani's estimates when deciding to purchase my home (which seems to have been based on the city's original agreement with Losani which did not require gates)

I am a retiree and my wife is a soon-to-be-retiree and the 280% increase in monthly fees is prohibitively expensive on a fixed budget,

I may need to consider rescinding my purchase agreement which will impose significant hardship because I am supposed to close today and have already sold my house.

This requirement appears to be arbitrary and unfair treatment of the tax paying residents who have purchased Augusta homes. this will adversely impact the resale value of my house.

Don't know what the community benefit is, and it is unfair and irresponsible for the city to try to impose this at the last minute (particularly because the city does not seem to have researched the impact in terms of cost).

If the city thinks it is not a significant cost to recommend the gates, I need to stress that the cost to me will be very significant, and a cost that you could not plan for given the late addition of the condition, and is an unfair burden that is not shared by other city residents.

I understand that the City has never before imposed gate conditions on other condominium developments and apparently only very recently decided to impose the condition on this development. This will have a significant adverse impact on the residents, who purchased homes without having the benefit of assessing the additional costs that the City now intends to impose. **The residents have relied, to their detriment** [on the City's approval of the site plan which did not contemplate gates and which therefore did not budget for the significant additional costs], as well as on the City's practice of not gating condominium corporations.

- [Moreover, I believe this is not a condition that the City had conveyed to Losani until very recently and fundamentally changes to what I thought I was purchasing.]

The damage to the residents' interests is exacerbated by the fact that Losani expects this new condition will result in it taking longer to register the condominium, thus costing the residents significant extra money under the terms of the Condominium Corporation Act. I am paying \$1480.00 a month because this condo is not registered.

In addition to the significant costs of installing and maintaining the gates (which will be borne by the residents), gates will also mean that residents will be required to pay for certain City services that are provided to other residents - such as garbage pick-up and snow removal. Why are the residents of Augusta being unfairly prejudiced in this way? Why is the City trying to avoid providing the same level of services to Augusta residents when the residents are paying the same or similar tax rates as other City residents? What consultation with stakeholders has taken place to date on this issue?

I understand that the imposition of gates is **against the recommendations of City staff, whose role is to assess and advise council on these issues.** Why is council disregarding the recommendations of City staff, who have expertise in these matters? You know that the Property Manager and Losani are against the implementation, so why are gates even being contemplated? **What is the benefit to the public interest (i.e., public health and safety)?**

If this is a new practice that the City intends to impose on condominium developments going forward, it should be subject to a full and open debate - which should include obtaining input from residents, developers and experts. **It should not be imposed on residents who have already purchased homes and had no advance warning.**

I only became aware of this issue after 5:00 pm on Tuesday afternoon. Proceeding to vote on this change at the scheduled meeting on Wednesday evening is **unfair.** It is quite likely that with such short notice, residents will not have an adequate opportunity to provide the City with their views or to **seek legal advice as to our rights.**

Your Comments Please!

Ed and Wendy Beitel