

HAZELBURN CO-OPERATIVE HOMES OF TORONTO INC.

AIR CONDITIONING POLICY (1991/1992)

The Board of Directors has had to develop a policy that deals with the air conditioning units that are currently in some apartments. In May of 1986, the Membership approved the purchase of 55 air conditioners. The apartments that had air conditioners were charged a service fee of either \$11.00 or \$16.00 to pay off the air conditioners over a five year period, as well as for maintenance repairs and maintenance servicing. Unfortunately, the current process of removing and servicing the conditioners has become more costly than expected. The Board of Directors feels that the co-op should "get out of the air conditioning business" because maintenance has become more costly and inconvenient than previously anticipated. The Board of Directors has determined that the Co-op must adopt an equitable policy that deals with the air conditioning situation. Therefore, the Board approved the following motion on March 27th and now brings it to the Membership for ratification.

" Motion that Hazelburn continue the current Air conditioning practice of collecting \$11.00 and \$16.00 service charge. All air conditioners will be cleaned and encased. Air conditioners that are broken, and have a repair cost of over \$100 will not be replaced by the Co-operative. The Co-op will replace the window in the air conditioner's stead, at the expense of the Co-operative. The service charge will then be removed from that member's account. Members may install their own air conditioners, provided the units fit the new encasements. New members have two choices: a) buy the air conditioner currently in the apartment, or b) to have the co-op remove it, and replace it with a window.

The service fee will continue to be charged until the air conditioner breaks down, or the Member chooses to have it removed. Members who currently have air conditioners in working condition may opt for a window replacement beginning July 1, 1992."

MSC

Eugene Sendelweck/Wendy Nieuwenhuis

Motion carried with four abstentions

Approved by the General Membership - April 21, 1991

HAZELBURN CO-OPERATIVE HOMES OF TORONTO INC.

AIR CONDITIONING POLICY

(revised April 12, 1992)

Be it resolved that in a continued effort to gradually withdraw the co-op's involvement from air conditioning service, the co-op will discontinue the monthly charges for air conditioners effective July 1, 1992 and the following stipulations will apply:

- 1) All existing air conditioners will be encased and receive a final cleaning and servicing by July 1, 1992.
- 2) After July 1, 1992 all service required will be the responsibility of the member although the air conditioners remain the property of the co-op.
- 3) If the air conditioner breaks down after July 1, 1992 and the member does not wish to repair it, the co-op will remove it and replace the window.
- 4) New members moving in, may purchase the existing air conditioners or they will be removed and replaced with a window. The Board of Directors will determine the purchase price of the air conditioner based on the age and condition of the unit at the time of sale.
- 5) Any revenue from the sale of air conditioners will be used to offset the costs of replacing the windows.

Date Approved by Board of Directors March 19, 1992

Date Approved by General Membership April 12, 1992