

**Houselink Community Homes  
Annual General Meeting Minutes  
June 26, 2019**

**In Attendance**

**Members & Participants:** Andrea Hatala, Angelica Samaniego Paucar, Anne Kimberly Little, Arthur Hagopian, Asiel Rodriguez Hernandez, Beryl Anderson, Carole King, Caroline Mah, Chad Alan Leybourne, Christopher Duran, Clarence Dean, Debra A. Born, Donna McCormick, Edna Romey, Edward Anthony Russell, Esther Mwangi, Evelyn Macchia, Graciela Jadra, Gregory Stephen Lines, Hugh Robertson, Ian William Gray, Ilana Backman, Irene S Humberstone Coto, James McKenzie, Janel H.L. Hicks, Joe C, Barbosa, Kimberlee Nichols, Laszlo Benyo, Laura Bury, Lester Lewis, Liane Stein, Linda McNeil, Lindey Mitchell, Lorie Lumley, Louis John Romualdi, Marianne Peck, Martin Hall, Mary Calabro, Jan Michalak, Michael Kevin Walsh, Mitchiko Barbosa, Mohamed Aogaoe, Moira Stewart, Muralee Balasubramaniam, Neil McQuaid, Paul Cochrane, Peter Rosenberg, Peter Jecchinis, Phillip Dufresne, Raphael Jimenez, Ricardo Pommelis, Richard Botcher, Rita Bader, Robert Chambers, Robert Murray, Ross Dean, Sandra Schwartz, Sharon McPherson, Shawn Alfredson, Stephen Rogers, Tatjana Rumjantseva, Walter Keating, Yousef Alhalabi

**Staff:** Brian Davis, Caitlin Turkiewicz, Carol Thames, Catlin De Villa, Charlie Lior, Chirysh Dupie, Dave Fiege, Donna Dalrymple, Desmond Rowley, Emerald Lacaille, Garrett Morgan, Helen Cheung, Jane Swaine, Manzur Ahsan, Michele MacAulay, Nairy Markanian, Peter Marra, Rena Post, Ruth Bockner, Sandra Russell, Selver Serbet, Severn Nelson, Steve Hubel, Teresa Rodriguez

**Board of Directors:** Charles Finlay, Colette Snyder, Joann Sochor, Mary Modeste, Natalie Ochrym, Richa Jagota

**Guests:** Amy Abarca, Anthony Abarca, Dominic Vivancos, Robin Tushingham Laso, Justyn Kacznan,

**Welcome and Call to Order**

Phillip Dufresne introduced himself and Charles Finlay as the Co-Chairs of the Annual General Meeting. He called the meeting to order and warmly welcomed everyone in attendance to the Annual General Meeting.

**Approval of Agenda**

Moved by: Ilana Backman  
Seconded by: Ross Dean  
To approve the Agenda as presented  
Carried

**Approval of Minutes**

Moved by: Linda McNeil  
Seconded by: Mair Delmar  
That the Minutes of the Annual General Meeting of June 27, 2018 are approved as presented  
Carried

**Treasurer's Report**

Houselink's Treasurer, Joann Sochor, Joann presented the Financial Statements and the Auditor's Report which were summarized in the Annual Report.

### **Approval of Financial Statements**

Moved by: Laura Bury

Seconded by: Phillip Dufresne

To approve as presented the financial statements for the year ending March 31, 2019

Carried

### **Approval of Auditors**

Moved by: Laura Bury

Seconded by: Sidney (Gregory) Lines

To approve Prentice Yates & Clark Chartered Professional Accountants as Houselink

Community Homes' auditors for 2019-2020

Carried

### **Board Recognitions**

The Board recognized 2 outgoing members: Douglas Jordan and Mark Guttridge and thanked them both for their contributions while serving on the Board of Directors.

The Board also recognized 2 members who had passed away this year. Nicole Tushingam and Hugh Cameron were fondly remembered and will be missed by everyone.

### **Nominations Committee Presentation and Motion to Appoint New Directors**

The slate of candidates for Houselink's Board of Directors 2019-2020 was distributed to all present.

On the participant side:

- Phillip Dufresne
- Esther Mwangi
- Carole King
- Stephen Rogers

On the community side:

- Charles Finlay
- Joann Sochor

### **Motion to Approve the new Board members for 2019-2020**

Moved by: Kim Nichols

Seconded by: Martin Hall

To approve the new Board members for 2019-2020

Carried

### **Introduction and Ratification of the Chair**

It was announced that the Board recommends Phillip Dufresne as the Chair and called for a motion to ratify the Board's recommendation.

### **Motion to Approve the new Chair**

Moved by: Kim McNeil

Seconded by: Mair Delmar

To ratify Phillip Dufresne as Chair of Houselink

Carried

The Board also confirmed that its new executive for the new term is Phillip Dufresne as Chair, Joann Sochor as Treasurer, and Linda McNeil and Mary Modeste Vice-Chairs.

## **Executive Director Report**

Brian commented on the theme of the annual report this year, being fueling the conversation in a time of transformation. Houselink is often involved in a variety of activities, particularly related to social assistance, deeply affordable housing and homelessness. Brian encouraged everyone to get involved and keep informed by talking to Chirysh Dupie, HL Community Development worker, and by keeping informed of the political landscape shaping our days.

Our project to convert 30 of our shared bedrooms in 6 homes into self contained accessible units on our Danforth site has come to a stall. The one stumbling issue of the windows being about a meter and a half to close to the property line facing a Toronto childcare center was the only stalling point. Interim work is being pursued with other NP housing providers and through the TAEH Development Working Group.

Typically, staff recognition is held at the AGM, but this year we will be trying something new to acknowledge staff at the staff meeting in September, that way all staff celebrating 10, 15, 20, 25 and higher milestone years may be recognized by their peers.

Sadly, I am announcing Carl Melvin's retiring as of August 1<sup>st</sup>. Carl has been with Housing exactly 20 years to the date he has chosen to retire. Carl has been a wonderful asset to Property Services and has lead the team through many challenging times:

- Our 22 properties are in decent good shape, and we have healthy capital reserves to carry us into the future
- He has supported our incredible Maintenance Team and has responded quickly to emergencies like floods or fires, with calls he has taken on the weekend that are far too many to mention.
- Carl has developed a business case to sell our shared homes and use the capital from the sale to add four floors to our Danforth site, and even though the project is on hold, it was an immense amount of work to get this far.

Carl, I know I speak for all of us in this room, with a huge hearty thank you for 10 years of service. Please join me in congratulating Carl on a job well done.

At present, we are in the hiring process and hope to have a replacement line up before his last day.

Lastly, a word about those who replied to our tenant satisfaction survey in January: 70% agreed with the statement that the services we provided are of high quality, while 85% agreed or strongly agreed that the staff are caring and compassionate.

Some areas to improve:

1. Response to maintenance request, which is a bigger concern in our non-owned properties.
2. The change over in support staff – it is difficult to avoid, and perhaps we can try to provide a more transition work so there is a better hand-off.
3. Managing and responding to conflicts in shared housing – is a common theme, and as you know we are actively trying to repurpose our shared housing but is an uphill battle with the City.

### **2019 Recognition of Participant Volunteers**

The following Houselink participants were presented with a certificate of appreciation in honour of their contributions to our Houselink community:

1. Kathryn Sedgwick
2. Zoe Medland
3. Robert Murray
4. Saad Saidullah

5. Muralee Balasubramaniam
6. Linda Williams
7. Chad Leybourne
8. Daniel Van Allen

**Meeting Adjournment**

Moved by: Joann Sochor

Seconded by: Walter Keating

To adjourn the meeting

Carried