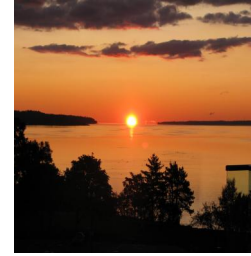


# The NAUTICA View



SSCC #360 NEWSLETTER

February 2011

## **Condo Board:**

Nautica Board email:

[Nautica360@live.com](mailto:Nautica360@live.com)

Darren Stojic, President

Lisa Simpson, Vice President

Renee Hanrahan, Treasurer

Kris Stojic, Secretary

Suzanne Sturgess, Director

## **Condominium Manager**

Rita Brazda

[rita.brazda@hasseyrealty.com](mailto:rita.brazda@hasseyrealty.com)

705-737-9595 (Head Office)

705-792-0101 (On Site Office during  
Office Hours)

## **Office Hours**

Monday 3:00 p.m. – 7:00 p.m.

Tuesday 8:30 a.m. – 12:00 p.m.

Thursday 12:00 p.m. – 3:30 p.m.

## **Superintendents**

Chris Wright

Gord Smith (relief)

705-333-8885

Janet Wright

Elevator – Moves and deliveries

705-333-2537

## **Interim Newsletter Editor**

Kris Stojic

[krisstojic@hotmail.com](mailto:krisstojic@hotmail.com)

## **CONDO BOARD UPDATE**

Hello Neighbours!

It was great to see so many people turn out for the meeting on January 20, to launch the first Performance Audit for SCC 360 – Nautica at 33 Ellen St. Amy Heppler from Morrison Hershfield joined us to share some useful information and advice for all of the owners/residents who will be participating in the audit. Some of the highlights of the meeting:

- The performance audit covers common elements, not in-suite issues
- Common elements begin where your suite ends – outside your suite's "shell" and includes all windows, exterior doors, balconies, hallways
- The performance audit questionnaire asks about physical issue, but also about excessive noise, odours, and air movement
- Representatives from Morrison Hershfield will be visiting some of the suites to perform a visual inspection of in-suite common elements such as windows, balconies, etc
- The PA report will be presented to the Board of Directors, and then will be sent to the developer and to Tarion in May
- The developer will have an opportunity to respond, and Tarion will be involved if deficiencies persist
- The process is lengthy, and can take months or years to complete
- Questionnaires are due to be returned to the management office by February 11, 2011

## **Open House**

The Board of Directors is planning an open house on Thursday March 3, 2011. Please join us for refreshments and an opportunity to meet the Board and ask questions. Details will be posted regarding time and location.

## Questions and Answers

At our meeting on January 20, there was an opportunity for questions and answers. Residents provided some valuable feedback to the Board, including several requests for more information! Thank you for your support and interest in the workings of our building. We will do our best to provide you with as much information as possible. If you have questions or suggestions, please forward them to the newsletter editor via Rita at the management office.

Q. Can an outgoing mailbox be placed outside our building?

A. Our management office has submitted a request to Canada Post for a mailbox in front of our building. To date the response has been that there is not enough volume to warrant a mailbox. There is a mailbox on the property of the plaza across Victoria St. Our building manager assures us that she will keep trying!

Q. How do I take care of my HVAC system?

A. In order to maintain your heating and air conditioning system in your suite, it is important to change the filter in your unit on a regular basis. It is recommended that you do so at least twice per year. It is our understanding that these filters are not available in stores, but our management office purchases the filters required in bulk, and offers them for purchase from the management office for \$5.00 per filter. Filters come in 2 sizes: 24 x 13 and 28 x 15.

Q. Why was the pool closed for 2 weeks in January?

A. Work was required on the hot tub platform and stairs. The material used to construct the platform will be replaced with tile, and a railing added to assist with access to the hot tub. We were required to close the pool room while construction was being completed, because there were construction workers in the area, and the change-rooms were closed as they were needed for access to the construction area. The cleaners have taken the opportunity to complete a thorough cleaning of the change-rooms.

Q. Has anyone been having trouble with their refrigerator making loud noises?

A. A resident in the South Tower placed an article in the SCC 354 Newsletter that said:  
"Some people have mentioned noise from their fridge that is in excess of the expected fridge gurgles and humming. My fridge made a noise that sounded like someone knocking on the door. I called Frigidaire at 1-800-265-8532 and they sent "Jim" Mr Utopia (424-0327). He removed the food in the freezer, took off the back panel of the freezer, hooked up some sort of compressor (I think it was) to the back of the fridge and in about 15 minutes, he was done. There has not been a knocking noise since. All under warranty. Thank you Frigidaire."  
Thank you to Linda Taggart for this information

Q. When will the Annual General Meeting be held?

A. The AGM will be held in June 2011. Details and location will be available soon.

Q. We have heard that some people are getting rebates on their taxes, from the developer.

A. Some owners had interim occupancy of their units before the building was registered. During that time, mortgage and taxes were paid to the developer, and property taxes were to be paid on our behalf. In some cases, if the developer received more funds than were needed to pay the tax bill, the purchaser may be entitled to a refund of those monies. In some cases, the difference was included in the purchaser's final closing adjustments, and would be reflected in the owner's purchase agreement. One of our neighbours has kindly provided the wording from the agreement of purchase:

"The undersigned shall pay the portion of the interim and/or final realty taxes for the 2010 tax year as billed by The City of Barrie in respect of the Unit (relating to any period of time subsequent to the earlier of the interim closing, if applicable, or the Final Closing of the above-noted transaction) subject to re-adjustment after the Final Closing, if necessary. If any such re-adjustments of realty taxes is sought by the Purchaser, then (and only in such instance) shall the Purchaser forward to the Vendor the copies of all supplementary realty tax bills issued in respect of the Unit for the 2009 and/or 2010 tax year, together with satisfactory evidence of the Purchaser's payment of same."

If you have questions about this and are wondering if it applies to you, you may want to review your closing documents provided by your lawyer, contact your lawyer, or contact the development office.

The contact at Victoria Square Developments is:

Elsje Beetge  
Tel: 416-441-9855  
Fax: 416-441-0172  
[elsje@invar.ca](mailto:elsje@invar.ca)

Q. The performance audit is just for common elements. How do I report deficiencies in my suite?

A. You have four opportunities to report in-suite deficiencies to the developer and Tarion. You have already passed two of those opportunities: your pre-delivery inspection form, and the 30-day report. The third opportunity to identify deficiencies is the one-year report. The one year period began on your date of occupancy. The report is due to the developer before the end of the 12-month period, or before the end of the day on the 364<sup>th</sup> day after occupancy. The next opportunity to report deficiencies will be on your two-year form – available at [www.tarion.com](http://www.tarion.com) – however the second year warranty references structural deficiencies, and some in-suite items may not be classed as warrantable at that time.

- Q. I have contents insurance on my unit. Is that enough?
- A. You should ensure that your condo insurance includes plumbing and electrical system coverage. That way, if there is damage from either of these sources to either your unit or your neighbour's unit, you are covered.
- Q. Will we have access to the Nautica website soon?
- A. Plans are well underway to expand the existing Nautica website for access by residents of the North Tower.

**HELP WANTED!**

We are looking for a volunteer to manage the Nautica website. If you have some technical skills or an interest in learning, and the time to post and manage the information for the Nautica website, please contact Rita in the management office.  
Thank you!

- Q. I can't seem to get the video-monitoring system in the lobby to work in my suite. Is it working?
- A. At the time of publication, the video monitoring system is being hooked up. In order to access it, you must have Roger's Cable service. Access is channel 18 on basic cable and channel 998 if you use a digital box – Contact Rogers to see if your equipment is compatible with the lobby's system.
- Q. There was a fire in the building recently, and people weren't sure what to do. What should we do when the fire alarm goes off?
- A. See the article starting on the next page, with information from the fire marshall's public fire safety council.

**Name the Amenities Room Contest**

The Shared Facilities Committee would like your help to Name the Amenities Room. Our large formal event room is called the Kempenfelt Room. We would like to have a suitable name selected for our second event room in the podium area. Please submit your ideas to the management office, or to the newsletter editor at [krisstojic@hotmail.com](mailto:krisstojic@hotmail.com) The winning entry will be selected by the Shared Facilities Committee.

Thank you!



# THE FIRE MARSHAL'S PUBLIC FIRE SAFETY COUNCIL

Committed to making Ontario the most fire safe community in North America

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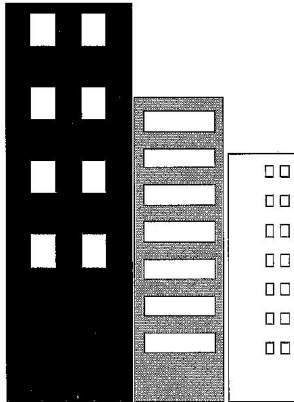
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July 21, 2005.  
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## Facts About Smoke Alarms



### Fire In Your Residential Building

# To Go?? or To Stay??

## Your safety depends on the right decision.

Your fire safety is **your** responsibility! If you live in an apartment or condominium, your safety also depends on the actions of the building management and other residents. Every fire is potentially dangerous and unpredictable, so do not underestimate the risk to your life. Fire and smoke move very quickly, and the conditions in any part of the building may change in an instant. Smoke can spread throughout a building and enter your suite even when the fire is many floors away. During an emergency, you will not have much time to decide what to do. Make sure you know what to do ahead of time.

**1** Some information I have read tells me to evacuate immediately in case of fire. Other information says that I will be safer if I stay in my suite. Which is correct?

To go or to stay ... the decision is yours. Each option involves a major commitment on your part. Your choice will depend on the circumstances at the time of the emergency. You should understand the consequences of this important decision. **Most of the time, the best thing to do in a fire is leave the building as soon as possible. If you let this opportunity pass, you must be prepared to protect yourself from smoke and other effects of fire until you are rescued or told by the fire department that it is safe to leave.** This may take a long time and the conditions in the building may deteriorate. Do not try to leave your suite a long time after the fire alarm has sounded. The longer you wait to evacuate, the more risk there is that heavy smoke and heat will have spread into the stairways and corridors. Your chances of survival are significantly reduced. The following information will help you to make the right decision and to develop a personal fire emergency response

<http://www.firesafetycouncil.com/english/pubsafet/96-035at.htm>



plan ahead of time.

## When should I go?

Evacuation is appropriate under any of the following conditions:

**A: As soon as possible when you hear the fire alarm or discover a fire.** The earlier you leave, the better are your chances of getting out safely no matter where you are located in relation to the fire area. It is extremely rare for stairways and corridors to be contaminated by smoke in the early stages of a fire. Proceed as quickly as possible to the outside.

**B: When the fire is in your suite.** You are in immediate danger and should ensure that everyone who is in your suite leaves with you. If you have physical limitations, plan ahead to ensure that you can get the assistance you need to evacuate quickly. Close the suite door behind you. Activate the fire alarm system and warn other residents located on your floor as you exit the building. Call the fire department when it is safe to do so.

**C: When the fire is on your floor or the floor below you.** You are at high risk and should evacuate as quickly as possible if you have reason to believe that the fire is on your floor or on the floor immediately below you. Activate the fire alarm system (if the bells are not yet ringing) and warn other residents located on your floor as you exit the building.

## When should I stay in the suite?

Remaining in the suite is appropriate under any of the following conditions:

**A: If you encounter smoke in the corridor on your floor.** This may be an indication that the fire is in an advanced stage or is located on your floor. If you cannot safely reach an exit stairway, return to your suite as quickly as possible. Take actions to protect yourself from smoke. Call the fire emergency number and provide details of your situation.

**B: If you encounter smoke in the exit stairs.** The fire may have breached the stairway enclosure. Do not travel through smoke. Do not go to the roof. Re-enter the floor area immediately. If the corridor is free of smoke, try an alternate exit stairway. Otherwise, seek refuge in a suite on that floor as quickly as possible. Take actions to protect yourself from smoke. Call the fire emergency number and provide details of your situation.

**C: If instructed to remain in the suite by fire department personnel handling the fire emergency.** Attempting to evacuate at this stage may expose you to smoke unnecessarily and may impede fire fighting operations. If you are located on the fire floor or on the floor immediately above the fire floor, you are at high risk and may require rescue. Take actions to protect yourself from smoke. Call the fire emergency number and provide details of your situation.

**D: If you are physically unable to use the stairs.** Take actions to protect yourself from smoke. If you are located on the fire floor or on the floor immediately above the fire floor, you are at high risk and may require rescue. Call the fire emergency number and provide details of your situation.

## 2 What else can I do to prepare myself before a fire emergency occurs?

Become familiar with the fire safety features provided in your building. For example, the effects of fire will be significantly reduced in a fully sprinklered building. This is an important consideration if you are unable to use stairs to evacuate the building during a fire emergency (e.g. physical disabilities, medical condition, etc.) or where the fire department has limited capacity to carry out rescue. Learn the location of the exit stairways and practice using them. Know which floors you can use to cross from one

stairway to another. Familiarize yourself with the fire alarm signal. Identify the location of fire alarm manual pull stations and read the instructions about how to operate them. If your building has a voice communication system, learn how it will be used by supervisory staff during an emergency. Get a copy of the fire emergency procedures from your building management and read them carefully. They may also be able to provide you with other important information. Keep this material in a prominent place and review it periodically. Contact your fire department for more information or to request a fire safety presentation for all residents.

### 3 How can I identify the location of a fire when I hear the fire alarm?

In some buildings, the fire alarm system may have different tones (evacuation and alert signals) which will assist you to identify when immediate evacuation is required for your floor. If the building is equipped with a voice communication system, supervisory staff may be appointed to provide information on the location of the fire to the building occupants. Find out if these features apply to your building by becoming familiar with the building fire safety plan and emergency procedures as discussed in item No. 2 above.

### 4 What actions can I take to protect myself from smoke entering the suite during a fire?

The following steps can be taken to protect yourself from smoke entering the suite during a fire emergency:

- Use duct tape (masking tape may also be effective) to seal cracks around the door to your suite and place wet towels at the bottom. Seal vents, air ducts and other areas where smoke is entering the suite in the same manner.
- If smoke is worse in one room (e.g. bathroom), close the door and seal off the room with tape and wet towels as noted above.
- If the suite fills with smoke, move to the balcony (if you have one) and close the doors behind you. Take a cordless or cellular phone with you if available. Call the fire emergency number and provide details of your situation. Also, take warm clothes or blankets if the weather is cold.
- If you do not have a balcony, go to the most smoke-free room, close the door and seal it with tape and towels. Open the window for fresh air but be prepared to close it again if this makes the conditions worse. Never break the window to get fresh air or you will not be able to seal it off if conditions change.
- Keep low to the floor where the air is cleaner.

Make sure that you have a roll of duct tape readily available. Duct tape can be purchased in most hardware stores.

### 5 I have read that most people die trying to evacuate during a fire. Is this true?

Experience shows that people who evacuate in the early stages of a fire can safely reach the outside. Most people die because they attempt to leave the building through smoke-filled corridors and stairs in the advanced stages of a fire. Although the conditions are different for each fire, this could occur as early as 10 minutes after the start of the fire. If you made the decision to stay in the suite during the fire emergency, do not change your mind and attempt to evacuate later. Please refer to item No. 1 for details of when evacuation is and is not appropriate. If you encounter smoke during evacuation, look for an alternate route that is clear of smoke, return to your suite or seek refuge with other occupants on the nearest floor. Do not use the elevator for evacuation (except under direction of the fire department) and never go to the roof since it is not designed as an exit.

## 6 What else should I know?

Many people are reluctant to evacuate unless they are certain that there is a real fire. This problem is made worse by nuisance alarms. Remember, a real fire grows for every minute that you delay and you may lose the only opportunity to evacuate safely. For this reason, all occupants who are able should begin evacuation procedures immediately upon hearing the alarm. If you made an initial decision to stay in your suite when a fire emergency occurs, do not attempt to evacuate in the advanced stages of the fire. You cannot outrun the effects of fire and smoke and will be placing yourself in extreme danger. Each suite is designed as a fire compartment and will afford you a degree of protection during the fire emergency. However, smoke spread into your suite is very likely so be prepared to protect yourself from smoke for the duration of the emergency. This may be a long time.

## 7 Where can I get more information?

Your building management or local fire department can provide copies of the following materials:

- *Fire In Your Apartment Building* (pamphlet)
- *Plan Ahead - Fire Safety In Apartment Buildings* (pamphlet)
- *If You Hear The Fire Alarm And Cannot Leave Your Apartment* (door sticker)

If you would like to receive this newsletter electronically (and in colour!), please send your request to [krisstojic@hotmail.com](mailto:krisstojic@hotmail.com). This is a great way to stay in touch if you will be away for the winter!

Good Neighbour Alert!

Please remember that smoking is not permitted anywhere in our common elements, including the garage.

Thank you



## SOCIAL COMMITTEE

(Social committee information is submitted to the newsletter editor)

For information, please call the event's contact number, or Lynda at 705-727-0078

**NOTE:** Residents of both towers are welcome to join in all social events. If anyone in either tower wishes to participate in the planning and implementation of events, please contact Lynda at 705-727-0078.

### ACTIVITIES ON THE GO:

ACTIVITY	DAY	TIME	LOCATION	CONTACT	TELEPHONE
Coffee Chat	Monday	9:30 am	Kempenfelt Room	Lynda	705-727-0078
Pool/Snooker	Monday	7:00 pm	Games Room	Norman	705-792-1165
Walking	Tuesday	9:30 am	Lobby	Outi	705-792-6206
Yoga	Tuesday	9:30 am	Amenities Room	Judy	705-721-9009
Euchre	Tuesday	7:00 pm	Amenities Room	Gary Terry	705-252-8239 705-721-8046
Aquafit	Wednesday	7:30 pm	Pool	Judy	705-721-9009
Bridge & Cribbage	Wednesday	7:00 pm	Amenities Room	Larry	705-503-0881
Investment Group – 2 <sup>nd</sup> Wed. of month	Wednesday	7:30 pm	Amenities Room	George	705-252-9339
Walking	Thursday	9:30 am	Lobby	Outi	705-792-6206
Mah Jongg – Postponed till March	Thursday	1:00 pm	Amenities Room	Judy	705-721-9009
Ping Pong	Any day	Any time	Games Room	Take your own paddles	
Yoga	Thursday	7:30 pm	Amenities Room	Judy	705-721-9009
Bingo – 3 <sup>rd</sup> Saturday of month	Saturday	7:00 pm	Amenities Room	Marion Lois	705-733-8729
Happy Hour	Friday	5:00 pm	Kempenfelt Room	Lynda	705-727-0078
Pot Luck – Valentine Day	Friday February 11	6.30 pm	Kempenfelt Room	Lynda	705-727-0078
Book Club ** All book lovers welcome	2nd Tuesday each month	7:00 pm	Kempenfelt Room	Jean Norm Jean	705-252-8304

\*\* **BOOK CLUB:** All book lovers are encouraged to come out and discuss their favourite books. Perhaps you have found a gem in our library which you would wish to share with others.

### **ACTIVITIES NOW RUNNING:**

**Yoga:** Six weeks. Another 6-week Tuesday morning program began on January 9<sup>th</sup> and a Thursday evening group started on January 11<sup>th</sup>. The cost for the Tuesday morning class is \$30.00 and for the Thursday evening it will be \$48.00. **If you wish to drop in for a class, the cost is \$10.00.**

**AquaFit:** Started Wednesday January 12<sup>th</sup> at 7:30 pm. Classes are 45 minutes long. Cost is \$60.00 for 6 weeks.

**\*\* NOTE:** 2 week postponement for Hot Tub repairs.

**Bingo:** Bingo will be held on the 3<sup>rd</sup> Saturday of each month at 7:00 pm. Cost is 25 cents per card, with a 50/50 prize for each Bingo.

Eleven people enjoyed the first evening of Bingo in the Amenities Room on January 15<sup>th</sup>. Next night is February 19th.

**Investment Group:** The first investment group meeting was held in January. The group will continue to meet on the second Wednesday of the month at 7.30 PM. in the Amenities Room. The group is a share club in that investment ideas and information are shared among those attending. The next meeting will be held on February 9, and the discussion items will be:  
**(1) Discount Brokers (2) TFSA's (3) Hedge Funds.**

**Singles Dinner Club:** The first dinner was held at Oscar's on Bayfield Street as part of Barrielicious. The food was exceptional and the group had a fun time. Everyone agreed it was a successful evening and look forward to the February dinner which will take place on February 26<sup>th</sup> at Beaches restaurant. All singles are welcome. If interested, call Marion at 705-733-8729.

**St. Johns Ambulance course and/or refresher:** Information sharing February 7<sup>th</sup> , 9:30 am at Coffee Chat.

### **ACTIVITIES BEING PLANNED:**

Movie Nights

Stratford Theatre –Watch for information on a group bus visit in the spring.

### **ACTIVITIES ON HOLD:**

Garden Club

PRESENTING.....

**"SHOWTIME - 2011"**  
**"A FASHION FANTASY"**

Unique Fashions

from.....

"Can't Be Copied Shop"

**Friday March 25<sup>th</sup>, 2011**

**FUNDS FOR SOCIAL COMMITTEE:**

Please continue to contribute your Beer, Liquor and Wine bottles in the bins provided. These funds will be used to provide snacks for Happy Hour and special events such as a Stratford Group Trip. Thanks again to Steve and his assistants for their continued commitment to returning the bottles.

**Thank you to Lynda Taggart and the Committee** – Jean Wright, Deanna Clark, Maureen Holmes, Marjorie O'Brien, Joan Gelinias, Nancy Pakulak, Sandy Pestill, Gail Henwood, Louis Lea, Carol Williams, Marion Cassell, Jodi Kohal – for their work in planning and arranging all these activities for the Nautica residents.

**LOST:** Two card tables were borrowed from the Amenities Room. Please call Rita to inform her when they will be returned.

\* \* \* \* \*

CLASSIFIED ADS

Parking spot needed. Looking for a parking spot to rent. Will do month by month or 6 month lease. Please contact Rob at 790-4810

Wanted: parking spot for sale or rent  
Need to pay those holiday bills? Rent us a parking spot!  
Call mike or Charmaine 735-6243

For Sale: 2008 Yamaha Virago 250 motorcycle. 2 seasons old, 8,000km, red, pristine condition, easy to ride. Perfect for novice riders. \$4100. Call 792-9167.



## WHAT'S GOING ON IN THE NEIGHBOURHOOD



<b>DATE</b>	<b>EVENT</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>
February 5 & 6, 2011	Winterfest & Festival of Ice	Heritage Park	Outdoor activities -- a polar bear dip, horse-drawn wagon rides, dogsled rides, mini-tube run, lumberjack shows, giant snow slide, ice maze, and more. The Festival of Ice features 300 pound blocks of ice carved into spectacular, themed sculptures. Also features indoor activities - February Blues Festival, Reel Stories Film Series, Barrie Public Library and the MaClaren Art Centre.
February 19, 2011	Ice Fishing Tournament	Kempenfelt Bay	Sponsored by Simcoe County – Canadian Home Builders Association. For information, see website: <a href="http://www.icefishingbarrie.ca">www.icefishingbarrie.ca</a>

Thank you to Bill Gelinas for providing these photos taken from his balcony during the summer.