



**Minutes of Wednesday April 17, 2024 – Executive Meeting**  
**Location: 4 John Street Time: 6:30 PM**

**In Attendance – in person:** Masum Hossain (Chair), George Kalamaris (Vice Chair), Peter Kalamaris (Secretary/Treasurer), Suri Weinberg-Linsky, Jonathan Repasch, Omar Warsame and Nicole Strachan (Coordinator)

**Regrets:** Sylvio Rodriguez, Councillor Nunziata (Ward 5, York South-Weston)

**Guests:** Pauline Ho

**Call to Order:** The meeting was called to order with quorum at 6:34 PM. It was noted that the meeting was being recorded.

**Motion:** To approve the agenda.

**Moved By:** Suri Weinberg-Linsky **Seconded by:** Peter Kalamaris

**Carried 04-17-01**

Conflict of Interest – None Declared

George joined the meeting at 6:45 PM

**Motion:** To approve the March 2024 Meeting Minutes.

**Moved by:** Peter Kalamaris

**Seconded by:** Omar Warsame

**Carried 04-17-02**

**BIA Chair's Report**

Masum presented his report, the following comments were made;

1. April 12 community safety meeting, all board members were present with the exception of 2 board members, for reason out of their control. Successful meeting overall, however disappointing the TCHC and the business owners of the BIA did not come. Acknowledged the hard work the Audrey and Jonny made in their attempts to bring the community to the meeting. This was a crucial meeting and the business that complained did not show up. Also understands that the business are ran by mom and pop so it was hard for them to leave their businesses. However it is still disappointing that they did not show up. Suri added: That the BIA members could have voiced that the time was not convenient Jonny added: It's questionable how much effort the volunteers put into delivering the notices of the meeting. What if Jonny got video testimony from members instead of expecting them to show up for a meeting? Wants to uncover the root causes of why they

are not showing up. He has heard from some business owner that they deciding to move because of our issues.

- WhatsApp group for BIA members suggested. Facebook group was also suggested for ease of moderation however it was brought up many members do not have Facebook. Coordinator to look into logistics of running Whatsapp group
- Business or BIA. Determine a specific goal we want to address and try to mitigate the issues with the resources we have. SafeTObia can help to make the connections we need with TPS, TCHC.

**Motion:** To accept the Chair's Report.

**Moved By:** Peter Kalamaris    **Seconded By:** Jonny Repasch    **Carried 04-17-03**

- Chair added commentary about the mouse infestation in the office to add to Chair Report. A month ago Audrey complained of a mouse issue. Exterminator visit was committed to Office a month ago by David. Audry also brought to the Chair that David had been rude to her. Chair texted David and David confused the dates in a dismissive way, told him he would have to apologize to Audrey. Chair told him he would write a letter to his father.
- Board suggested to write letter right away
- Coordinator offered picture of the devastation the infestation caused
- It seemed that David was trying get a copy of the key for the office
- The key cannot be issued to anyone who we did not receive direction to issue it to written with, the lease is with Davis father lease, not David
- Coordinator given directions to write draft letter and send to Executive board and they will pursue the issue from there.

### **Councillors Report**

The Councillor was absent so there was no report. Instead Suri gave some updates that she received from the Councillors office.

1. Shooting this past weekend. The restaurant that the incident happened at has been closed Xaraf. There was a sign posted stating it was shut down; nonpayment of rent and the shooting.
2. Shared a video from the Councillor's office announcing that the UPX service will not be disrupted and remain running as is. Metrolinx will be sharing an official letter to her office.

**Motion:** To write letter to landlord demanding an exterminator for the office

**Moved By:** Peter Kalamaris    **Seconded By:** George Kalamaris    **Carried 04-17-04**

## **Treasurers Report**

Peter reported

1. Audrey sent Peter the report with the workbooks
2. Peter will have to review all the year-end statements by the end of the month with the accountant and send off to auditor (Rafiq). Asked for questions with exception of the Farmers Market, he does not deal with that vendors roll
3. We got the 1<sup>st</sup> levy it's \$80,800.10, closing balance is \$191K.

**Motion:** To accept Treasurer's report.

**Moved By:** George Kalamaris    **Seconded By:** Jonny Repasch

**Carried 04-17-05**

## **Coordinators Report**

1. Pauline introduced and explained a transition between her position with Kasia. Pauline, Kasia and Coordinator will do walk through in the coming weeks.
2. Important Dates
  - Mother's Day Market on May 11 we are at 20 vendor goal. With another approximately 5 more people.
  - June 1<sup>st</sup> opening day of Farmers market, more enquires and we had about 30-35 vendors on our roll. ot sure how many are food vendors.
  - Co-chair noted we need to have 5 growers/resellers every week and the balance of the rest. Offered to help with auxiliary planning
3. 1955 Weston, opened grocery store. Just opened
4. 1832 is available for lease and the Pet groomer already moved in.
  - Jonny noted the ATM is moving from Churches

### Streetscape Projects

#### Benches

Pauline presented

- Talked to permit office, it's been submitted for install. They asked what the coordination for the install. Pauline will need to double check with Nicole. 1 location is shoppers, 1 is Wilby. Are the property owners aware of the full scope? Asked Nicole to double check. It's midway to the plaza, will not affect Wilby sidewalk.

### GATEWAYS

- Coordinator gave RFP to board
- Pauline clarified that RFP was for the design portion. It came from the masterplan that identified 4 gateways. When the discussion happened it was decided to plan north and south for this round. The south gate was then identified by coordinator that there is potential development. Dues to mitigating circumstances with poles and wires, and the desired aesthetic of the sign the BIA wanted the NE corner was identified for the 2<sup>nd</sup> location, because it would have more breathing room.

- Design cost was approx. \$60k when cut to one site it doesn't necessarily cut the cost in half. They are looking for potential section monies. Requested us also check for that.
- Suri expressed that lighting is important and prefers to spend the money on that if there is section money. Will look for section 37 money for lighting.
- Treasurer pointed out we have \$15k banked we will need to come up with and the \$11,400 just for the design portion and our cost share is \$26,400 and that doesn't include the \$125,000 for the construction for 1 pole. Agreed with Suri and Masum's sentiments about the benches.
- All present in agreement with Suri to prioritize lighting over benches.

**Motion:** Motion to postpone bench project until after the lights/more development is complete

**Moved By:** Peter Kalamaris      **Seconded By:** Omar Warsame

**Carried 04-17-06**

#### LIGHTING

Peter and George need to figure out what to look at on AutoCad

- Pauline advised to look for where the utility poles, road curve, property lines, building footprints and to look for opportunity for new pole light. Offered a virtual meeting instead of purchasing maps because of the high cost. Thinks BIA has the topical maps
- Maps have been purchased and unsure of what explanation the board received when purchasing maps
- Board reiterated that priority is replacing missing light poles. Thinks that we have Google Maps that has where all our poles marked. There are 3 locations for connection -3 in the north 2 in the south. 1 in the south end in a building and 2nd is in the basement of the Bethel church. In north end there is 1 outlet is in P&M, 1 in the basement of Dolly's, 3<sup>rd</sup> is in Westlaw

#### PLANTER EDGING

- Invoice for Art Metal Works was presented
- Peter thinks cost of Art Metal Works it's a lot. Thought from last meeting that the cost was going to be \$161/liner foot @ 65 linear feet. Confused at \$11,565. Review quote

**Motion:** To accept \$2,565 over budget.

**Moved By:** George Kalamaris      **Seconded By:** Suri Weinberg-Linsky

**Carried 04-17-07**

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#### MURAL

- Response for the application comes in May

#### MISCELLANEOUS PROJECTS

- Water main project is underway. Pauline reviewed, completed internal check and scope of work should not impact BIA assets. She sent to Nicole in an email and if there are issues BIA needs to reach out to the project manager Nicholas Mah. City will have to repair and reinstate
- No updates on Wilby sidewalk

#### SECURITY & MAINTENANCE

- City to cost share up to \$3000 of work
- Chair asked why it was not explained to BIA when the work was being completed. Pauline also inquired. It seems Classic Displays was missing one piece and choose zip ties. In the contract that there was a contingency that the BIA signed off on. The work beginning preformed is within the contingency. They performed the service call on April 17 and almost completed, but Bell truck was in their way.
- Peter raised concern with the fact the banner will most likely need to be replaced now due to the lack of communication when Classic Displays, noticed the issue when initially performing the work last year.
- CPPA was signed in presence of Pauline and sent with her

**Motion:** To sign CPPA

**Moved By:** Peter Kalamaris

**Seconded By:** Suri Weinberg-Linsky

**Abstained By:** Jonathan Repasch

**Carried 04-17-08**

#### SECURITY & MAINTENANCE CONT.

- Security starts May 3
- 1901 1x week for 3 months
- Pauline commented that transportation services will need to provide a second LOU for the NE corner. That corner is treated as 2 LOUs. Coordinator will receive correspondence from Transportation services for that.

#### PROMOTIONS

- Marketing RFP amended to safety consultant RFP by Ron Nash
- Send thank you emails to RFP submissions
- Pearson committed \$5,000 to us is sponsorship
- George and Nicole needed to clarify the sponsorship package before confirming with Pearson
- Waiting on response from Experience Ontario grant for Winterfest
- Most people forgot to bring their receipts for the Easter Bunny contest
- Tune-up happening waiting on confirmation of date
- Proposed price list and equipment needed for hybrid meetings presented

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### **Other Updates**

#### **NEXT STEPS FOR SAFETY MEETING**

- Where did the safety RFPs go. Nicole to look into it. Gave approx. a week to investigate

#### **HYBRID MEETING EQUIPMENT**

- Long McQuade price and equipment list presented
- Coordinator suggested investing in the office workstation and equipment that will allow both, in a more cost effective and efficient way

**Motion:** To not move forward with Hybrid meeting Equipment

**Moved By:** Suri Weinberg-Linsky **Seconded By:** George Kalamaris **Carried 04-17-09**

**Meeting Adjournment:** Masum called the meeting to a close at 9:04 PM.

Minutes Approved By:

Suri Weinberg-Linsky  
Name  
Title Board Member

Peter Kalamaris  
Name  
Title Treasurer

July 17/25  
Date

July 9 2025  
Date