



Community Mental Health and Addiction Services

# Annual General Report 2014/2015



Non-Profit Housing Corporation

Respect ♦ Dignity ♦ Hope ♦ Wellness



# AGENDA

1. Call Meeting to Order
2. Declaration of Quorum
3. Declaration of Conflict of Interest
4. Minutes of June 12, 2014
5. President's Report
6. Treasurer's Report
7. Executive Director's Report
8. Reports:
  - a. Director of Finance and Administrative Services
  - b. Director of Housing and Property Management
9. Report of the Auditor
10. Appointment of the Auditors
11. Report of the Nomination's Committee
12. Adjournment

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# MISSION, VISION AND VALUES

## VISION

Alpha Court envisions a society where all people living with mental health or addiction challenges can reach their full potential and live productive lives.

## MISSION

Alpha Court promotes living beyond mental illness through the provision of individualized, recovery-oriented, community-based services that are developed in partnership with consumers. Alpha Court exists so that people with mental illness and addiction have:

- safe, decent, affordable housing
- the resources required to meet their basic needs
- self-confidence, knowledge and skills to live their lives successfully
- positive and supportive relationships within the community
- support in their efforts to navigate the complex system of community, health and social services
- a supportive and understanding society free of stigma, barriers and oppression.

## VALUES

As part of the commitment and passion we bring to our work, Alpha Court is guided by the following key principles:

- Respect: We believe in the choices people make, the independence they seek, and the justice they are entitled to.
- Dignity: We believe in the strengths, uniqueness, value and worth of all people.
- Hope: We believe that hope is the cornerstone to change and recovery.
- Wellness: We believe that wellness and health is a human right, which includes a person's social, economical, emotional, physical, spiritual, cultural and intellectual well-being.

### BOARD OF DIRECTORS 2014/15

President ♦ Sandra Buosi  
Vice President ♦ Ed Dovick  
Treasurer ♦ Jill Symington  
Secretary ♦ Terri-Lynne Carter

#### Directors

♦ Terry Bodnar  
♦ Lyndia Elliot  
♦ Laurie Niskanen  
♦ Steve Sidorski  
♦ Don Smith

#### Jasper Representative

♦ Inie Slaney

#### Dease Representative

♦ Karen Smith

**ALPHA COURT NON-PROFIT HOUSING CORPORATION**  
(“The Corporation”)

**ANNUAL GENERAL MEETING MINUTES**

Minutes of the Annual General Meeting of members of the Corporation, held at Alpha Court Day Centre (270 Windsor Street, Room 221), in the City of Thunder Bay, in the District of Thunder Bay, in the Province of Ontario, on the 12<sup>th</sup> day of June, 2014.

**ALPHA COURT**

**BOARD:** Sandra Buosi, Jill Symington, Ed Dovick, Amy Holmstrom, Lyndia Elliot, Karen Smith

**REGRETS:** Steven Sidorski, Alison Warwick, Inie Slaney

**GUEST:** Shelley Gaudreau - Meyers Norris Penny, Auditor  
Larry Wanakamik – Opening Ceremonies/Closing Ceremonies  
Logan James – Classical Solo Guitarist

**STAFF MEMBERS:**

Nicole Latour	Darlene Belliveau	Gina Armenti
Margie Cholin	Maira Pieda	Barb Lovie
Linda Magnusson	Robert Rea	Cindy Lyght
Tiffany Main	Joleen Ridler	Nele Schoutteten
Jennifer Lavoie	Sara Hampel	Gary Mack
Aliyah Agha-Dunn	Chantal Henderson	

Sandra Buosi, President of the Corporation, acted as Chairman of the meeting and Chantal Henderson, staff, acted as Secretary of the meeting.

The Chairman declared that notice of this meeting having been given in accordance with the by-law(s) of the Corporation, and a quorum being present, the meeting was duly constituted for the transaction of business.

**1. MINUTES OF JUNE 2013 ANNUAL MEETING**

The minutes of the meeting of members held June 19, 2013 were reviewed, and, upon motion duly made, seconded and unanimously carried, it was **Resolved** that the minutes of the said previous meeting of members be taken as read and be verified.

**2. AMENDMENTS TO BY-LAWS**

The membership was asked to consider amendments to the following:

**By-law No. 3 to read as:**

The Board of Directors shall consist of:

- a) Twelve (12) Elected members of the Board and
- b) The immediate Past President

**By-law No. 5 to read as:**

A quorum for the transaction of business is (6) six members with the following exception: matters of finance involving sums of \$5000.00 or more and presentation and review of annual budgets. At these times, a quorum shall consist of fifty percent (50%) plus one...

**By-law No. 17 to read as:**

Members of the Corporation shall consist of all individuals who are admitted by the Board of Directors with the exception of persons presently employed by the Corporation and their immediate families. Membership consists of people interested in the business of the Corporation.

There shall be not less than (1) one director from each building owned and operated by the Corporation of Alpha Court.

The Board of Directors may suspend or cancel any membership for violation of any of the provisions of the by-laws, rules, regulations or requirements of the Corporation including any conduct or behavior detrimental to the interests of the Corporation. Any member who is adjudged bankrupt or who makes a voluntary assignment in bankruptcy shall thereupon cease to be a director. Any member who is in arrears with his/her dues, fees or any assessments shall not be entitled to vote on any matter. Membership will be reviewed on an annual basis by the Board of Directors.

**The following paragraph be removed:**

In case of resignation, a member shall remain liable for payment of any assessment or other sum levied or which became payable by him to the corporation prior to acceptance of his resignation.

**By-law No. 19 to read as:**

With the exception of the Annual General Meeting which requires a public notice or advertisement 21 days prior to the scheduled meeting, no public notice nor advertisement of members' meetings, shall be required but notice of the time and place of every such general meeting shall be given each member by sending the notice by prepaid mail or telegraph, email, to last known address (10) ten days before the time fixed for the holding of such meeting...

**By-law No. 22 to read as:**

A quorum for the transaction of business at any meeting of members shall consist of not less than (3) three members fifty percent (50%) plus 1 present in person or represented by proxy; provided that in no case can any meeting be held unless there are (2) two members present in person.

**By-law No. 24 to read as:**

1. The Board of Directors shall appoint a nominating committee composed of (3) three members, (1) one of whom shall be a member of the Board of Directors. The Chairperson of such committee shall be the Past President of the Corporation. The nominating committee shall consider and present the names of members for election to the Board of Directors to fill expired terms on the board. The consent of those members so named will have been obtained by the committee before the name of such member is proposed. Such nominations shall be placed before the annual meeting. Nominations may be made from the floor at the annual meeting by members but

only if submitted in writing to the Board of Directors 5 days in advance of the Annual Meeting.

Moved by Ed Dovick

Seconded by Jill Symington

***That the membership approves the amendments to the By-law as presented.***

**CARRIED.**

### **3. REPORTS**

- 3.1 **President's Report** – The report was reviewed. The Chairman moved the adoption of the President's Report as included in the Annual Report.

Moved by Terri-Lynne Carter

Seconded by Lyndia Elliot

***That the President's report be accepted as printed in the Annual Report.***

**CARRIED.**

- 3.2 **Treasurer's Report** – The Treasurer's report was reviewed. The President moved the adoption of the Treasurer's Report as included in the Annual Report.

Moved by Terri-Lynne Carter

Seconded by Lyndia Elliot

***That the Treasurer's Report be accepted as printed in the Annual Report.***

**CARRIED.**

- 3.3 **Interim Executive Director's Report (Nicole Latour),  
Director of Finance and Administrations' Report (Darlene Belliveau),  
Director of Housing and Property Management Report (Gina Armenti),**

The Interim Executive Director, Director of Finance and Administration and the Director of Housing and Property Management Reports were reviewed. The Chairman moved the adoption of these reports as included in the Annual Report.

Moved by Terri-Lynne Carter

Seconded by Lyndia Elliot

***That the Interim Executive Director, Director of Finance and Administration and the Director of Housing and Property Management Reports be accepted as presented.***

**CARRIED.**

### **4. Report of the Auditor**

Shelley Gaudreau, Meyers Norris Penny, presented and provided an overview of the audited financial statements for the Mental Health Program and Housing Program to the meeting.

Moved by Amy Holmstrom

Seconded by Ed Dovick

***That the Alpha Court Non-Profit Housing Corporation Mental Health Program 2024 and***

***Addictions Program 2015 financial statements as at March 31, 2014 and the Alpha Court Non-Profit Housing Corporation Program 2524 financial statements as at March 31, 2014, including the balance sheet, related statements, and the auditor's report, be approved and adopted.***

**CARRIED.**

**5. Appointment of the Auditor**

Moved by Jill Symington

Seconded by Terri-Lynne Carter

**That Meyers Norris Penny be re-appointed auditor of the Corporation, to hold office until the next annual meeting of members or until a successor is duly appointed, at a remuneration to be fixed by the Board of Directors.**

**CARRIED.**

**6. Nominating Committee Report**

The Chairman reported names being submitted for election to the Board. The following have agreed to continue as Members of the Board:

Sandra Buosi  
Steve Sidorski  
Inie Slaney  
Ed Dovick

Jill Symington  
Terri-Lynne Carter  
Karen Smith  
Lyndia Elliot

Alison Warwick  
Amy Holmstrom

Moved by Jill Symington

Seconded by Terri-Lynne Carter

***That no further nominations were received from the floor and the slate of directors as presented by the Nominating Committee was declared elected by acclamation.***

**CARRIED.**

Alpha Court is **honored** to have the collective skills of the entire board as our advocates and advisors.

**7. CONCLUSION OF MEETING:**

Sandra Buosi, President, thanked fellow Board members, staff and management for their service, their loyalty, leadership and guidance.

**THERE** being no further business, the meeting was concluded at approximately 7:30 p.m.

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Chairman

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Date



## PRESIDENT'S REPORT

Over the last year, the Board of Directors has focused on building a robust and cohesive Board through a self-evaluation of its governance structure and membership. The Board identified areas of strength and potential for further growth which led to necessary and progressive change.

In response to the needs, vision and mission of Alpha Court, the Board voted unanimously to adopt the Relationship Model of Governance. With the assistance and guidance of Les Stahlke, founder of the model, the Directors and Senior Management of Alpha Court participated in training sessions and developed a governance manual to guide the structure and processes of the Board. We continue to implement the structure into our operations with the goal of full implementation by the time we undertake our strategic planning in October 2015.

The selection and Recruitment committee had a productive and active year. They recruited three new Directors to the Board who bring extensive experience and knowledge to the table; as well as, a vested interest in the mission and vision of Alpha Court.

I am pleased to announce the Board appointed Nicole Latour as our Executive Director of Alpha Court Community Mental Health & Addiction Services. Nicole was chosen as the result of an intensive selection process which drew the interest of a number of strong, qualified candidates. We are pleased that the best candidate was Nicole who has contributed so much to Alpha Court.

On behalf of the Board of Directors, I would like to take this opportunity to thank the staff and volunteers of Alpha Court for their dedication and hard work over the last year. I would also like to thank and acknowledge our funders, the Local Health Integration Network and the Ministry of Health and Long-Term Care, for their continued support.

Respectfully Submitted

Sandra Buosi  
President

## TREASURER'S REPORT

The fiscal year ending March 31, 2015 has been another active year for Alpha Court. The Local Health Integration funded program budget amounted to a combined total of \$2,433,108.00. This is broken down between our Addictions Program 2015 for a budget of \$254,520.00 and our Community Mental Health Programs 2024 for a budget of \$2,178,588.00. The LHIN funded programs cover all expenses related to providing support services to the clients we serve. The breakdown of the LHIN budgets amounts to 85% of the budget being spent on employee salaries and benefits. This fiscal year we had to ask the LHIN's to allow us to use unspent funds in the salary and benefits portion of the budget for replacement of our telephone systems at three of our office sites. The technology for our existing systems was out dated and we were unable to procure replacement parts. The installation and setup occurred during March of this year.

The Housing Program 2524 which operates our buildings and rent supplement programs had a budget total of \$1,056,511.00. Capital Reserve expenditures this fiscal year amounted to \$56,248.00. Costs for our Dease Street building were for the purchase of a new washer, supplying a new opening for access to smoke detectors, window replacement, new flooring, and the purchase of a replacement fridge. The majority of expenditures occurred at 1241 Jasper Drive. The related expenses were the following: supplying and installing a new boiler system, new security domes, replacing flooring, test and install backflow devices, new kitchen cabinets and doors. As our buildings age the costs to maintain them are increasing.

In November of this year Alpha Court negotiated our second Union contract with Unifor.

Alpha Court continues to review administrative costs to keep in line with the Local Health Integration guidelines. This continues to be challenging for all agencies which are funded by the LHINS.

At this time I would like to thank the administrative team for their diligence and hard work over the past year. I am optimistic that next year will offer Alpha Court more opportunities and wish the organization the best of luck in their future endeavors.

Respectfully submitted,

Jill Symington  
Treasurer

## EXECUTIVE DIRECTOR'S REPORT

A significant focus over the last year has been to develop and nurture working relationships with community partners in an effort to provide services to clients that are accessible, appropriate and timely. Alpha Court recognizes the many strengths its partners bring to the table and how a collaborative effort can only enhance service provision to the people we serve. In partnership with other service providers, Alpha Court has pursued funding around housing stock, service coordination and service provision to some of our most vulnerable citizens.

Over the last year, Alpha Court's housing program has grown by six rent subsidies and two transitional units. The Director of housing continues to secure units in the private market through developing positive working relationships with Landlords and maintaining the delicate balance between tenant and Landlord rights.

Our case management programs have provided services to 380 unique individuals. We continue to provide a Women's Empowerment group at Thunder Bay Corrections and participate in the Back-to-Basics group at the Balmoral Detox Centre. In partnership with the Developmental Services Worker program at Confederation College, we have introduced a group aimed at assisting people develop daily living skills using the College's mock apartment. Alpha Court is the intake entity for the Community-Based Dialectical Behavioural Therapy Skills Group and co-facilitates these groups in collaboration with a number of other service providers.

Our Day Centre continues to host a number of psycho-educational and recreational groups. An emphasis of the Centre over the last year has been health promotion. Targeted activities have been planned and implemented with the intent of assisting people move toward a state of improved health. We are also encouraging participants of the programs to take a leadership role in the development and facilitation of groups.

Over the last year, one of Alpha Court's long-term employees, Reina Durand, retired. Reina was a Case Manager with Alpha Court for 24 years. Reina's dedication to the people she served was admirable and an example to strive toward. We wish her all the best in the next chapter of her life. We also said good-bye to Gary Mack who moved on to another stage in his career. We will miss Gary's positive energy and forward thinking. We are pleased to announce the promotions of Barb Lovie and Maira Pieda to Program Managers and welcome Mary Lucas and Jill Fawcett to the Case Management team.

I would like to acknowledge and thank the front-line staff at Alpha court for their continued dedication to providing exceptional client service. I also extend my gratitude to the Senior Management, Administration and Housing staff for their outstanding work and support. I would like to express my appreciation for the guidance and support from the Board of Directors. Last but not least, I would like to thank our key community partners for their shared commitment to collaboration with the intent of filling gaps in current service provision and working toward building a continuum of care.

Respectfully Submitted

Nicole Latour  
Executive Director

## DIRECTOR OF FINANCE AND ADMINISTRATION'S REPORT

The fiscal year ending March 31, 2015 has been another busy year for the Administrative Team. First and foremost, I would like to express my gratitude to the Administrative Staff for the great job they have done during the year. Your hard work and dedication is much appreciated.

This fiscal year has seen the end of our cash flow relationship with the Community Action Group effective December 31, 2014. The Community Action Group is now incorporated and managing their own finances. Alpha Court wishes them the best of luck in their future endeavors.

The Administrative Team has adapted to the loss of our Human Resources Coordinator this fiscal year. Due to the small administrative staff cross training has proven to be a bit of a challenge as each staff person has a full workload. This will be a work in progress as we proceed in the future.

In November of this year, Alpha Court negotiated our second Union contract with UNIFOR. This contract will be for three fiscal years expiring on November 11<sup>th</sup>, 2017.

In March of this year all our telephone systems were replaced and staff were trained on the new systems.

The Alpha Court Board of Directors has approved a new Governance model for Alpha Court. Part of the new Relationship model will be the development of a finance committee that will report directly to the Board of Director's. I look forward to working with Jill Symington, Sandra Buosi, and Aldo Fata this coming September.

I would like to thank my staff again for all the great work that has been accomplished this year. I look forward to working with you again next year!

Respectfully submitted,

Darlene Belliveau  
Director of Finance and Administration

## DIRECTOR OF PROPERTY MANAGEMENT'S REPORT

### *Non-Profit Housing*

The housing portfolio was on target with the Operating Budget this fiscal year. The Capital Expenses were over our allocation for 2014-2015 due to extraordinary expenses at Dease and Jasper.

Capital expenses at Dease Street include a washer, patio door replacement for #303 & 306, flooring for units 301 & 306, windows for #302, and a fridge for #306. Capital work at Jasper this year included a water tank replacement, washing machine, countertops and kitchen cabinets for #407, a bathroom vanity & counter for #307, boiler, laundry room cameras, and flooring for units 407 and 305.

We experienced a higher turnover of tenants at Dease Street and moderate turnover at Jasper Drive this past year: three two bedroom units and one one-bedroom unit at Dease Street, and one one-bedroom unit at Jasper Drive. Turnover costs continue to increase when it is necessary to do extensive repairs on move out.

Diane's hard work shows in the condition of the buildings at 1500 Dease Street and 1241 Jasper Drive. She is now full time and does exceptional work at both our main office at 221 Wilson Street and our program site at 270 Windsor Street. Maintenance Superintendent, Mike Sternastik coordinated the necessary repairs at both buildings with his regular duties of general maintenance and refurbishing the units on turnover at both buildings. I thank them both for their efforts in the buildings. I also extend a thank you to Cindy Lyght who assists me greatly in her day to day duties as Property Management Clerk.

### *The Homelessness Initiative Project and Rent Supplement Programs*

This HIPII Partnership Program with BISNO and CMHA continues to be very successful. Currently there is an extensive wait list for these units.

In this program, there were 15 move-ins including 2 transfers of tenants to other units. We obtained 10 new units this fiscal year which include four transferred from the 750 Program and agreements were cancelled on 3 units. At year-end we had 67 units in this program. This number goes up and down throughout the year due to landlords withdrawing units or HIPII giving notice that we no longer require a particular unit.

We take great pride in our program's accomplishments and our successful partnership with BISNO and CMHA.

There are 3 units in the Health Program and we have not experienced any move outs in this fiscal year.

Alpha Court is operating two other rent subsidy programs (750 and 500). The 750 Program has 10 units and we only had 4 changes this year. Three new units were also picked up with a new landlord to our program. The 500 Program has 5 units with no turnover in the fiscal year.

The Ministry of Health and Long-Term Care join together with our local LHIN to fund the new Addictions Program (A.S.H.) with 3 Support Staff and 24 Rent Supplement Units. This project started in March 2011 and we have secured 24 units to date. The vacant units have been filled from our wait list. We have housed 12 clients this year. The transitional housing units that Alpha Court operates have both been moved to A.S.H housing. We have housed 8 clients in the 2 units over the past year.

I extend congratulations to the Staff and Managers for their continued hard work to support the clients in making these programs very successful. Thank you to the Board of Directors for their dedication.

Respectfully submitted,

Gina Armenti  
Director of Property Management

# CLIENT SATISFACTION SURVEY 2014-2015

## RESULTS

On an annual basis, Alpha Court invites consumers of its services to participate in a client satisfaction survey. Clients can choose to complete the form themselves or via a phone/face-to-face interview. At the time the survey was administered, there were 384 unique individuals receiving case management services. Of those, fifty people (13%) indicated that they did not want to complete a survey. We received a response from 104 (31%) people who indicated they would complete a survey. This is a five percent (5%) lower response rate than the 2014 survey. The phone and face-to-face interviews were conducted by students. Respondents were entered into a draw for a chance to win a gift certificate to a local grocery store.

The table below demonstrates a comparison between the responses of 2014 and 2015.

Service Provision	2014				2015			
QUESTION	SA	A	D	SD	SA	A	D	SD
My worker refers me to services I need	51%	43%	1%	0%	55%	40%	1%	1%
My worker helps me resolve problems	54%	44%	0%	0%	50%	44%	2%	0%
I am encouraged to make my own choices	49%	49%	0%	0%	56%	39%	0%	0%
Staff treat me with dignity and respect	56%	41%	1%	0%	59%	35%	1%	1%
Staff listen to what I have to say	46%	52%	1%	0%	51%	42%	1%	1%
I can talk about personal and private concerns with my worker	56%	40%	1%	0%	54%	38%	3%	1%
My worker points out my strengths	44%	52%	1%	0%	43%	49%	5%	0%
My worker encourages me to pay attention to my physical health	46%	47%	3%	0%	44%	45%	6%	0%
My worker helps me develop coping strategies	34%	58%	3%	0%	38%	49%	2%	0%
I am satisfied with the help my worker has provided me with family relationships	38%	46%	1%	0%	36%	46%	1%	0%
I have a say in my planning and care	50%	47%	0%	0%	53%	42%	1%	0%
<b>Appropriateness of Services</b>								
QUESTION	SA	A	D	SD	SA	A	D	SD
I feel my cultural beliefs are respected by my worker	36%	36%	3%	0%	34%	39%	1%	0%
I feel my spirituality is respected by my worker	39%	40%	1%	0%	36%	38%	1%	0%
I feel my sexual preference is respected by my worker	39%	38%	2%	0%	33%	42%	0%	0%
My worker treats me appropriate to my age	46%	52%	0%	0%	50%	45%	1%	0%
QUESTION	SA	A	D	SD	SA	A	D	SD
As a result of services I receive from AC, I feel more hopeful about the future	47%	42%	7%	0%	46%	47%	3%	0%
As a result of AC services, I have become more independent	40%	45%	6%	0%	38%	51%	4%	0%
As a result of services I receive from AC I feel I can better manage my symptoms of mental illness	38%	50%	7%	0%	32%	54%	7%	0%
As a result of services I receive from AC I feel I can better manage my addictions	25%	34%	4%	1%	24%	33%	2%	0%
I am satisfied with the care I have received	50%	44%	2%	1%	60%	42%	1%	0%

**Please note: percentages will not equal 100 as “does not apply to me” was not included. Items with no responses are also not included.**

# TENANT (DEASE/JASPER) SURVEY 2014-2015

## RESULTS

On an annual basis, Alpha Court sends out satisfaction surveys to tenants residing in our Dease and Jasper buildings. The survey contained questions aimed at eliciting information about the condition of the apartment buildings and the sense of community within the buildings. Surveys were mailed to all tenants and included a stamped, self-addressed envelope. As an incentive to increase the response rate, tenants who completed the survey were entered into a draw to win a \$50.00 grocery voucher.

A total of 39 surveys were distributed by hand to each unit in both buildings with self-addressed envelopes so the tenants could mail the surveys back. Between the two buildings, a total of twenty-six were returned (66%).

**The tables below demonstrate a comparison between the responses of 2014 and 2015 for Dease Street. There were fourteen (14) responses in total.**

	2014				2015			
ITEMS	SA	A	D	SD	SA	A	D	SD
I feel safe in my building	45%	45%	9%	0%	42%	57%	0%	0%
I feel a sense of belonging in my building	45%	45%	9%	0%	28%	50%	21%	0%
I am proud to live in this building	45%	45%	9%	0%	50%	50%	0%	0%
I live in a building where people help their neighbours	30%	60%	10%	0%	28%	64%	7%	0%
I feel safe in my neighbourhood	36%	45%	18%	0%	28%	50%	21%	0%
I feel like I belong in my neighbourhood	27%	63%	9%	0%	30%	53%	15%	0%

	2014				2015			
ITEMS	Excellent	Good	Satisfactory	Poor	Excellent	Good	Satisfactory	Poor
Overall condition of your apartment	27%	36%	36%	0%	35%	28%	35%	0%
Overall condition of building	45%	45%	9%	0%	35%	64%	0%	0%
Overall condition of building grounds	27%	63%	9%	0%	42%	57%	0%	0%

**\*\*Please note: percentages will not equal 100 as “does not apply to me” or “not applicable” were not included. Items with no responses are also not included.**



The tables below demonstrate a comparison between the responses of 2014 and 2015 for Jasper Drive. There were twelve (12) responses in total.

	2014				2015			
ITEMS	SA	A	D	SD	SA	A	D	SD
I feel safe in my building	42%	57%	0%	0%	41%	58%	0%	0%
I feel a sense of belonging in my building	42%	50%	0%	0%	23%	58%	8%	0%
I am proud to live in this building	35%	64%	0%	0%	25%	75%	0%	0%
I live in a building where people help their neighbours	42%	57%	0%	0%	33%	58%	8%	0%
I feel safe in my neighbourhood	42%	57%	0%	0%	41%	58%	0%	0%
I feel like I belong in my neighbourhood	28%	71%	0%	0%	41%	58%	0%	0%

	2014				2015			
ITEMS	Excellent	Good	Satisfactory	Poor	Excellent	Good	Satisfactory	Poor
Overall condition of your apartment	21%	42%	37%	0%	25%	58%	16%	0%
Overall condition of building	28%	57%	14%	0%	41%	50%	8%	0%
Overall condition of building grounds	35%	42%	21%	0%	25%	58%	16%	0%

**\*\*Please note: percentages will not equal 100 as “does not apply to me” or “not applicable” were not included. Items with no responses are also not included.**

## REPORT OF THE NOMINATING COMMITTEE

The Board of Directors of Alpha Court is comprised of twelve people. Twelve (12) positions are elected to the Board from the general membership, (2) two of which are Tenant Representatives.

The following have agreed to serve as members of the Board of Directors:

Sandra Buosi (President)  
Ed Dovick (Vice President)  
Jill Symington (Treasurer)  
Terri-Lynne Carter (Secretary)  
Terry Bodnar  
Lyndia Elliot  
Laurie Niskanen  
Steve Sidorski  
Inie Slaney  
Karen Smith  
Don Smith

The Nominations Committee wishes to thank the Board members for their continued support.

Nominating Committee



## FINANCIAL STATEMENTS