

# Welcome to the Komoka Seniors Apartments

## Independent Seniors Living

### Our history and Coping with Covid-19

The Komoka Seniors Apartments are owned and operated by the Lobo Township Non-Profit Apartment Corporation which is a private not for profit corporation incorporated in the Province of Ontario. The Corporation is also registered with the Canada Revenue Agency as a Registered Charity. The Corporation was established in 1985 to accommodate the construction of a seniors apartments complex in Komoka. The initial funding was primarily provided by a local resident, Arthur Malott. The building at 109 Hamilton Street was completed in 1986 with the first tenants occupying a rental unit on July 1, 1986.

Mr. Malott also arranged for the Corporation to purchase an adjacent 2 acre lot that could accommodate another seniors apartment building in the future.

In 2008 an opportunity arose for some funding for the construction of a second building and the Board decided to proceed with the building of an additional 20 unit apartment building at 113 Hamilton Street. The first occupancy in this building was April 2009.

The Corporation is governed by a volunteer Board of Directors who are residents from the community. Several Board members have served for over 25 years volunteering their time and commitment for the betterment of the premises, and the financial viability of the Corporation. In 2020 the Board suffered a great loss in the passing of long term Board Member Mary Ann Alexander. Mary Ann joined the Board in 1995 and served until her passing. As a Board member she has served on the Corporation's Tenant Selection Committee and as Vice President. Mary Ann was a sincere and passionate person and brought a soft hearted presence and effective proposals for consideration. Mary Ann has been missed, but the Board has recently accepted the interest of another community member who is joining the Board this month. Welcome Jennifer (Jenn) Butts to the Komoka Seniors Apartments family. The Board of Directors are responsible for the total operation and corporate duties of the apartments complex. And as a Province of Ontario Not-For Profit Corporation and a Canada Revenue Agency Registered Charity the Corporation must adhere to all the applicable corporate regulations and filings. The Board is responsible for all the operating expenses, including property taxes, and the long term capital sustainability of the premises. The only source of revenue for the Corporation is tenant rent and laundry machine user fees. Good financial planning has allowed the Board to meet its financial obligations and undertake some ongoing capital improvements and at the same time keep the rent rate more than competitive in the market place.

In early 2020 an unexpected crisis hit us all as the Covid-19 virus came upon us. We were fortunate that our Property Managers, Ron and Celia Mann, were able to take on the extra duties that were required, and that the tenants were extremely cooperative in the actions needed to keep everyone safe. Those efforts are greatly appreciated by the Board of Directors.