

Uses of common rooms

Some owners are apparently perplexed about the guidelines for use of our common rooms. Here is a clarification.

Non-reserved rooms

Some rooms cannot be reserved or booked for a particular group or person or event. These are the exercise room, the pool, the laundry room and the library. During their open hours, they are available to all residents.

Rooms that can be reserved

There are two rooms that can be reserved: the meeting room and the recreation room. The meeting (former the multi-purpose) room can only be reserved or booked for the board or a board committee. No other groups or persons may reserve it and thus, when it is not reserved, it is available to all residents.

When do you have to pay rent?

Since the meeting room can only be reserved by the board or a committee of the board, there is no rent.

The recreation room, on the other hand, may have a rental charge (\$50) for a booking. Here's how that works: if the reservation or booking of the recreation room is by the Condo Corporation or by one of its committees (e.g., the Social Committee), there is of course no rental charge; if an individual or an informal group reserves the room for an activity which is free and open to all residents (e.g., the former tai chi class, a free and open session with a dog trainer, etc.), there is no rental fee; if the room is booked by an individual or a group for a private event (e.g., someone's birthday party or a meeting of a group that a resident belongs to) and admittance is only by invitation, there is a rental charge.

What are the restrictions for commercial or profit?

If the recreation room is reserved for a commercial or profit-making event (i.e., those attending are there only by paying a fee, such as for a class or seminar), then a rental fee is charged. Also, in the case of a commercial or for-profit activity, there must be prior approval of the specific event by the Board of Directors. The main thing the Board will wish to see is evidence of the liability insurance coverage of the person booking the room (or leading the class or activity).