

Lansing Point – Property Management Overview Report

Year in Review: 2025

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Overview

The 2025 fiscal year was an exceptionally active and maintenance-heavy year for Lansing Point. Gray Management Services (GMS) attended to a high volume of operational, preventative, and reactive maintenance items across the property, with a strong focus on resident safety, building integrity, and regulatory compliance.

In total, over 150 individual maintenance and project-related tasks were managed throughout the year, reflecting both the aging components of the building and the Board's commitment to addressing issues promptly and responsibly.

Key Areas of Work

1. Plumbing & Water-Related Issues

A significant portion of 2025 work involved plumbing and water mitigation, including:

- Unit-specific hot water and leak issues
- Garage and ceiling leaks
- Emergency water shut-offs
- Coordination of dry-out, restoration, and follow-up repairs

These items required collaboration with licensed plumbing contractors and restoration professionals to prevent further damage and manage insurance-related risks.

2. Building Envelope & Interior Repairs

GMS coordinated numerous repairs related to interior finishes and building protection, including:

- Ceiling and drywall repairs following leaks
- Spackling, patching, and finishing work

- Dry-out and material replacement after water exposure

These repairs were often multi-step projects requiring careful sequencing between trades.

3. Fire Safety & Compliance

Annual fire safety requirements were completed in accordance with regulations, including:

- Annual fire system testing
- Coordination with qualified contractors
- Documentation and follow-up where required

Fire safety remains a core compliance priority for the Corporation.

4. Vendor Coordination & Project Oversight

Throughout the year, GMS coordinated work with multiple vendors and trades, including:

- Licensed plumbers
- Restoration and renovation contractors
- General maintenance providers

GMS managed scheduling, access, communication with residents, and follow-up to ensure work was completed appropriately and documented.

Operational Management

In addition to physical maintenance, GMS provided ongoing operational oversight by:

- Responding to resident service requests
- Managing urgent and after-hours issues through emergency protocols
- Tracking work orders and outcomes
- Communicating with owners and occupants regarding access, timelines, and expectations

Conclusion

2025 was a demanding year at Lansing Point, marked by a high volume of maintenance activity and several complex, multi-stage repairs. Gray Management Services remained actively involved throughout the year to ensure issues were addressed efficiently, vendors were properly managed, and the property continued to be maintained in the best interests of the Corporation.

GMS looks forward to continuing to work collaboratively with the Board to plan proactively for future maintenance needs and to support the long-term health of the building.