

# PLACE BONAVENTURE CONDOMINIUM

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PAST DIRECTOR/SECRETARY OF PLACE BONAVENTURE



Formal Outer Lobby

Place Bonaventure Condominium complex is situated in the heart of the Ecclesiastic District next to the magnificent Rooms. Created by Nolan Hall, Place Bonaventure is comprised of two buildings erected in 2004 and 2006, and offers beautifully tailored exterior and interior designs for luxury living in historic downtown St. John's.

The complex is conveniently located within easy walking distance to a major supermarket and liquor store. Four historic churches are close by and we are less than a five minute stroll from the Georgetown Bakery and the new Georgetown Café and Bookshelf. The Holy Heart Theatre is on our doorstep, too. As some of us like to comment, "It's a close downhill walk to everywhere!"

Place Bonaventure has 61 units, with five standard floor plans ranging in size from 1125 sq ft to 2400 sq ft, plus three large penthouses with spectacular views on Building 35. Units feature 9 ft ceilings, high-end finishes, private balconies, underground parking, and spacious storage units. Wide doorways and step in showers create more accessible living arrangements than in most homes and condos. The property is protected by a 24/7 closed circuit security system.

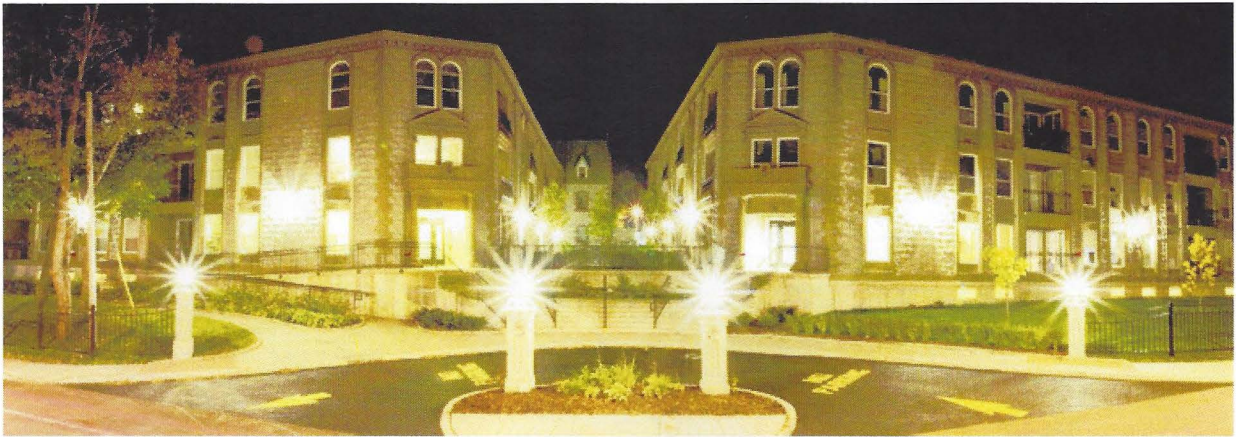
## "It's a close downhill walk to everywhere!"

The common areas include luxuriously furnished inner lobbies and the Merry Meeting Room in building 35, which is open to the residents for general use and can be reserved for private use by residents and owners. The room is regularly used for Board meetings, as well as our Annual General Meeting, annual Summer BBQ, ad hoc socials, and informational sessions such as the most recent session on emergency evacuation. The Merry Meeting Room has even been used for a small wedding.

For the exercise-conscious, a fitness room in each building is equipped with a rowing machine, elliptical trainer, treadmill, stationary bike, universal gym, exercise benches, and free weights. Our residents are not able to participate in the St. John's "Curb It" waste and recycling program so each building is provided with large blue bins, the contents of which are picked up by a private contractor for transport to the recycling center.

The exterior design created to conform to the historic nature of the area also includes beautiful mature gardens,

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trees and lawns. A quiet courtyard with stone pavers, topiaries, water feature, and community gas BBQ is nestled between the two buildings. Residents on the south side are treated to delightful views of a small and sweet urban forest.



The majority of units (~80%) are owner occupied with rental units leased to a mix of younger professionals and retired seniors. When asked why they moved here and what they enjoy about life in PBC, most residents talked of the prime location and comfortable living arrangements. Many friendships have formed and continued here, and extended families have established between generations and provide mutual social support.

The Board of Directors, currently consisting of seven owners (maximum of eight allowed), meets six to twelve times each year to oversee governance of the corporation. A live-in Resident Manager and an assistant provide professional, efficient and courteous service to the residents. The complex is managed by Perennial Management Limited.

As with all condominiums, over the past few years our Board has been busy with compliance to the *Provincial Condominium Act*. Based on the results of our Reserve Fund Study, the Board has implemented a stepped condo fee structure in order to ensure there are sufficient assets in the reserve and operations funds to continue to maintain a sound and high quality physical structure. The Board is also adjusting the maintenance schedule to better align with the report. One thing we discovered was the need to rely on scaffolding for regular maintenance



of the building's exterior and we encourage other condominium associations to remember to include those costs in their maintenance budgets. It is possible to work around the dependence on scaffolding. For example, to clean windows, we now use telescopic equipment that is operated from ground level. We are also investigating other alternatives such as cantilevered and suspended scaffolding.

A well-managed, beautiful complex in the heart of our history and culture – that's why Place Bonaventure continues to be a sought-after home. ■