

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, August 27, 2015

Present: Frank Delling
Gord Hamilton
John Hardie
Katy Paul-Chowdhury
Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield
Recorder Holly Price

OPENING OF THE MEETING

There being a quorum present, John Hardie called the meeting to order at 1:10 p.m.

1. Review and Acceptance of Agenda: The Board reviewed and approved the agenda.

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from July 23, 2015

MOVED BY Gord Hamilton

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 Approval of Financial Statement for the month of July 31, 2015.

MOVED BY John Hardie

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Emergency Generator Update: The Board approved a decision to accept Superior's modification to the exhaust routing of the new generator in order to improve the noise level and visual esthetics.

MOVED BY Frank Delling

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

4.2 Bulk TV Contract: The board has approved a 5 year renewal of the bulk TV Cable contract from Rogers for 2 standard cable boxes per unit.

MOVED BY Frank Delling
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

4.3. Elevator and Lobby Monitors: The Board approved an agreement with DigiNotice for the installation of three 19-inch monitors in the elevators and one 42-inch monitor in the lobby.

MOVED BY John Hardie
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

4.4. Landscaping Project: In progress.

4.5. Replace Exhaust Pipes for DHW Boilers: In progress.

5. Contracts and Proposals

5.1. Lobby Renewal Project Update: The Board approved to finalize a contract with Baycor to do the lobby renovation within a 12-week time frame.

MOVED BY Fern Stimpson
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

5.2. Balcony Ponding Remediation: The Board requests WSP (Halsall) to provide tender documentation to add new inserts to all balconies holes, and new drainage holes where required on all balconies.

MOVED BY Frank Delling
SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

5.3. Repair and Coating of the Mechanical Penthouse: The Board approved to hire Matteo Renovation to complete the repairs and coating.

MOVED BY Katy Paul-Chowdhury
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

5.4. Remove Concrete and Interlocking from Shuffle Board: The Board approved to hire Park Place to replace concrete and the interlocking to prepare for new landscaping around the generator.

MOVED BY Gord Hamilton
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

5.5 Repair concrete cracks in garage P1 level: The Board approved the hiring of Matteo Renovation to repair concrete cracks.

MOVED BY Frank Delling

SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

5.5.1: The Board has directed the Manager to contact an engineer to investigate the condition of the concrete in the P1 level of the garage in order to explain the increasing frequency of cracks.

6. Items Completed

6.1 Window Cleaning

7. Committee Liaison Reports

7.1 HPGR Board: No current action is required.

7.2 Communication Committee: No current action is required.

7.3 Energy Committee: No current action is required.

7.4 Health and Safety Committee: No current action is required.

7.5 Neighbours Committee: Plans are underway for the BBQ on Thursday, Sept. 10.

7.6 Landscaping Committee: No current action is required.

7.7 Library Committee: No current action is required.

7.8 Rules and Regulations Committee: See 9.1.

7.9 Meet the Board: There were no issues.

8. **Review of Action Item List:** The action list was reviewed and updated.

9. Other Matters:

9.1 Consolidated Rules & Regulations and Committee Structure Revisions update: In Progress.

9.3 Generator Complaint Update: In Progress.

9.4 Nomination Committee Update : In Progress.

9.5 AGM Date Decision: October 22 at 7 p.m.

9.6 Bicycle theft: Due to a recent bicycle theft a notification to residents regarding building and bicycle security will be published in **What's Happening**.

9.7 Disposal of Lobby Assets: The Lobby Renewal Project Committee will take an inventory of all lobby furnishings and plan their disposal.

9.8 Exercise Bike: The Board has approved the purchase of an exercise bike.

MOVED BY Frank Delling

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

9.9 Removal of Old Mailboxes: The Board approved the relocation of present mailboxes to the women's room sauna during the lobby renovation.

MOVED BY Fern Stimpson

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

10. Adjournment

The meeting was adjourned at 5:30 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, September 24, 2015 at 1:00 p.m. in the Games Room. Frank Delling, President, will chair the meeting.**

President

A handwritten signature in black ink, appearing to be "Frank Delling", written over a horizontal line.

Secretary

A handwritten signature in black ink, appearing to be "J. Hamilton", written over a horizontal line.