

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, February 26, 2015

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

By invitation: Isan Murat Property Manager, Brookfield  
Wendy Weaver Minute-taker

**OPENING OF THE MEETING**

There being a quorum present, Gord Hamilton called the meeting to order at 1:00 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 January 29, 2015.

MOVED BY Gord Hamilton

SECONDED BY John Hardie

ABSTAINED Fern Stimpson (not present at the January 29th meeting)

All were in favour and the motion was CARRIED.

**3. Approval of Financial Statements**

3.1 The Board reviewed and accepted the Financial Statements for the period ending January 31, 2015.

MOVED BY John Hardie

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.2 First Draft of the Budget 2015-2016:

3.2.1 Annual Fire alarm Inspection: The Board approved renewing Lockwood Fire contract at a cost of \$2,180.00 + HST.

MOVED BY Fern Stimpson

SECONDED BY Katy Paul-Chowdhury

All in favour and the motion was CARRIED

3.2.2 Window Cleaning: The Board approved hiring Excel Projects Window Cleaning at a cost of \$775.00 +HST for 50 Quebec and \$300.00 +HST for Town Houses.

MOVED BY Frank Delling  
SECONDED BY John Hardie

All in favour and the motion was CARRIED

3.2.3 Garage Cleaning: The Board approved the hiring of Edifice Services at the cost of \$1,400.00 + HST.

MOVED BY Katy Paul-Chowdhury  
SECONDED BY Fern Stimpson

All in favour and the motion was CARRIED

3.2.4 Carpet Cleaning: The Board approved the hiring off BCC Services (Best Carpet Cleaning) at a cost of \$2,743.00 + HST.

MOVED BY John Hardie  
SECONDED BY Frank Delling

All in favour and the motion was CARRIED

3.2.5 Garage Door Maintenance: The Board approved hiring Dodds Garage Door Maintenance at a cost of \$510.00 + HST.

3.2.6. Flushing of Kitchen Stacks: The Board approved the hiring of Mega City Plumbing at a cost \$4,800.00 + HST.

MOVED BY Gord Hamilton  
SECONDED BY Katy Paul-Chowdhury

All in favour and the motion was CARRIED

3.2.7 Cleaning and Flushing of the Catch Basins: The Board approved the hiring of Edifice Building Services at the cost of \$4,080.00 + HST.

MOVED BY Frank Delling  
SECONDED BY Gord Hamilton

All in favour and the motion was CARRIED

3.2.8. Building Insurance: Pending review.

#### **4. Matters Arising from Past Minutes**

4.1 Door Replacement Project: Phase # 1 completed  
Phase # 2 April

4.2 Elia Associates Update: In progress.

#### **5. Contracts and Proposals**

5.1 Emergency Generator Update: In progress.

5.2 Lobby Renewal Project Update: In progress.

## 6. Items Completed

6.1 Copier Lease

6.2 Generator Test

## 7. Committee Liaison Reports

7.1 HPGR Board: No current action required.

7.2 Meet the Board Report: Issues were addressed.

7.3 Communication Committee: No current action required.

7.4 Energy Committee: No current action required.

7.5 Health and Safety Committee: No current action required.

7.6 Neighbour's Committee: Tea party, March 11th with Isan Murat as guest speaker.

7.7 Landscaping Committee: The Corporation Landscaper, Wayne Hudson, will present plans for the gardens on March 11, 2015 for Board review.

7.8 Library Committee: No current action required.

7.9 Rules and Regulations Committee: No current action required.

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

## 9. Other Matters

9.1 Green Garbage: A presentation to owners will be given on Monday, March 9th in the Meeting Room.

9.2 Committee Structure Review: Revisions are in progress.

9.3 Replacement of Light Standards: Under review.

9.4 Parking Rental: The board approved the rental of parking spaces in the garage to non-residents with the following provisions:

- 1) The owner accepts responsibility for all actions of the renter.
- 2) The owner explains to the renter all rules and regulations applicable to the garage.
- 3) The renter has NO ACCESS TO THE BUILDING.
- 4) The Board has the right to TERMINATE any rental agreement between the owner and renter with cause.
- 5) The renter must provide the Management Office with Contact Information and signed agreement to abide by the rules and regulations of YCC 323.

MOVED BY            Fern Stimpson  
SECONDED BY        Frank Delling  
OPPOSED             Gord Hamilton  
The motion was CARRIED.

9.5 Resident correspondence was reviewed and addressed.

## 10. Adjournment

The meeting was adjourned at 4:05 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, March 26th at 1:00 p.m. in the Games Room. John Hardie, Treasurer, will chair the meeting.**

President

Secretary