

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, January 29, 2015

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

Regrets: Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield
Holly Price Minute-taker

OPENING OF THE MEETING

There being a quorum present, Katy Paul-Chowdhury 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 December 18, 2014.

MOVED BY Gord Hamilton
SECONDED BY Frank Delling
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 December 31, 2014.

MOVED BY John Hardie
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

3.2 In preparation for the 2015 – 2016 budget, the Board approved the commissioning of a reserve study to be completed by R & C Engineering.

4. Matters Arising from Past Minutes

4.1 Door Replacement Project: At this time the project is on schedule. Construction Deficiency issues will be addressed when the weather permits. An article is to be placed in the next “What’s Happening” to remind owners of the remedies to address issues that have arisen now that installations are progressing.

4.2 Elia Associates Update: This issue is in progress.

5. Contracts and Proposals

5.1 Emergency Generator Update: The city has issued the permit to install the generator. The bulk of the wiring is complete. The generator has been ordered and is scheduled to be installed in June.

5.2 Lobby Renewal Project Update: This project is moving fast at this point and will shortly be ready for presentation to residents. The Board accepted the proposed project management contract from Tri-Can with the suggested amendments.

MOVED BY Frank Delling

SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

5.3 Copier Lease: The Board accepted a proposal from Clarke Office Concepts to upgrade the actual black and white printer/scanner/fax with a colour printer/scanner/fax and sorter and includes maintenance and repairs.

MOVED BY Katy Paul-Chowdhury

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

6. Items Completed

- 6.1 Replace Wiring in Boiler Room
- 6.2 Anchors Inspection
- 6.3 Check Risers Valve
- 6.4 Exercise Equipment Maintenance

7. Committee Liaison Reports

- 7.1 HPGR Board: No current action is required.
- 7.2 Meet the Board Report: Issues were addressed.
- 7.3 Communication Committee: Articles for **What's Happening** will be solicited.
- 7.4 Energy Committee: The committee met to discuss the gas contract issue.
- 7.5 Health and Safety Committee: An upcoming seminar on fire safety is scheduled for Monday, February 2nd. A presentation about identity theft is being planned.
- 7.6 Neighbours Committee: The recent tea party, including a presentation from John Hardie, was well received. Future tea party gatherings are planned.
- 7.7 Landscaping Committee: No current action is required.
- 7.8 Library Committee: No current action is required.
- 7.9 Rules and Regulations Committee: No current action is required.

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

9. Other Matters

9.1 Committee Structure Review: The Board will review the criteria for committees in February.

9.2 Piano: The Board moved to accept the generous donation of a Yamaha electronic piano for the meeting room.

MOVED BY John Hardie

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

10. Adjournment

The meeting was adjourned at 3:50 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, February 26th at 1:00 p.m. in the Games Room. Gord Hamilton, Secretary, will chair the meeting.**

President



Secretary

