

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, June 25, 2015

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

By invitation: Isan Murat Property Manager, Brookfield
Rebecca Baker Rogers Account Executive
Recorder Wendy Weaver

OPENING OF THE MEETING

There being a quorum present, Gord Hamilton called the meeting to order at 1:40 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 May 28, 2015

MOVED BY Gord Hamilton
SECONDED BY Frank Delling
ABSTAINED Katy Paul-Chowdhury (Not present at the April 23rd meeting)

All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 Approval of Final Draft Financial Statement for the month of April 30, 2015.

MOVED BY John Hardie
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.2 Approval of Financial Statement for the month of May 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 Door Replacement Project: Completed June 15, 2015.

4.2 Emergency Generator Update: In progress.

4.3 Directors Code of Conduct Acceptance and Signing: Completed

5. Contracts and Proposals

5.1 Lobby Renewal Project Update: Tendering process is in progress.

5.2 Landscaping Project: In progress.

5.3 Emergency Generator: Superior Boiler has started work on the concrete support for the new generator. The new generator installation is expected to start on July 15, 2015.

5.4 Generator Slab Water Proofing: The Board ratified the contract with Matteo Renovations. Specifications for the water proofing were prepared by R&C Engineering.

MOVED BY Fern Stimpson

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

5.5 Repairs on Balconies after Sliding Doors Replacement: The Board approved the hiring of Matteo Renovations.

MOVED BY Frank Delling

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

5.6 Balcony Ponding Remediation: WSP Consultants will compile a list of requirements based on the completed resident questionnaire.

6. Items Completed

6.1 Balcony Doors Replacement

6.2 Re-Water Proofing garage roof (new generator installation site)

7. Committee Liaison Reports

7.1 HPGR Board: The request for a hoist for the swimming pool is under study. The Board acknowledged that staff and their families may use the Recreational Facilities when not on duty as outlined in the HGPR Rules & Regulations.

7.2 Meet the Board Report: All issues were addressed.

7.3 Communication Committee: No current action is required.

7.4 Energy Committee: No current action is required.

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

7.6 Neighbours Committee: No current action is required.

7.7 Landscaping Committee: No current action is required.

7.8 Library Committee: No current action is required.

7.9 Rules and Regulations Committee: Revisions are in progress.

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

9. Other Matters:

9.1 Elevator Monitors: In progress.

9.2 Consolidated Rules & Regulations and Committee Structure Revisions update: In progress.

9.3 Balcony Painting: In progress.

9.4 Letters from Residents: All letters were discussed and responses have been and will be sent to senders.

9.5 Renovations were approved pending receipt of specifications.

10. Adjournment

The meeting was adjourned at 4:15 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, July 23, 2015 at 1:00 p.m. in the Games Room, Katy Paul-Chowdhury, Director, will chair the meeting.**

President

A handwritten signature in black ink, appearing to be a stylized name, located below the President's title.

Secretary

A handwritten signature in black ink, appearing to be "J. Hamilton", located below the Secretary's title.