

**YORK CONDOMINIUM CORPORATION 323**  
Minutes of the Board of Directors Meeting  
Thursday, March 26, 2015

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

Regrets: Frank Delling

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

Before this meeting, there was a presentation by Erik Kehat, VP of Marketing for Max TV Media.

**OPENING OF THE MEETING**

There being a quorum present, John Hardie called the meeting to order at 1:50 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 February 26, 2015.

MOVED BY Gord Hamilton

SECONDED BY Fern Stimpson

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 February 28, 2015

MOVED BY John Hardie

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

3.2 Final Draft of Budget 2015-2016: The Board expressed its gratitude to the Manager, Isan Murat, for his work on the budget. The Board approved the budget of \$1,806,023.00 for the fiscal period 2015-2016.

MOVED BY John Hardie

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3.3 Reserve Fund Update: The Board approved Form 15 dated March 25, 2015 (Notice of Future Funding of the Reserve Fund) prepared by R&C Engineering Inc.

MOVED BY John Hardie  
SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

#### 4. Matters Arising from Past Minutes

4.1 Door Replacement Project: The second phase of the project will start in May.

4.2 Elia Associates Update: In progress.

#### 5. Contracts and Proposals

5.1 Emergency Generator Update: The generator will be installed in May.

5.2 Lobby Renewal Project Update: In progress.

5.3 Insurance: The Board approved payment to Atrens Counsel Insurance Brokers of \$38,343 plus PST for Commercial Blanket Bond (Fidelity) coverage. The package was enhanced to include Legal Expense Insurance coverage which limits legal costs to \$25,000 per occurrence and \$125,000 aggregate for the year.

MOVED BY Katy Paul-Chowdhury  
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

#### 6. Items Completed

6.1 Reserve Fund Review

6.2 Budget Items sent to the Treasurer

#### 7. Committee Liaison Reports

7.1 HPGR Board: No current action is required.

7.2 Meet the Board Report: All issues have been addressed.

7.3 Communication Committee: The next issue of "What's Happening" will encourage residents to review the building's "Rules and Regulations" and to comment on changes or updates that might be required. Further information on the Green Bin Program will be provided for residents with the new procedures being in place effective March 30<sup>th</sup>. A video of the Green Bin Program is available on the YCC 323 website.

7.4 Energy Committee: No current action is required.

7.5 Health and Safety Committee: Toronto Fire Services presented an evening seminar March 23<sup>rd</sup> on fire prevention. The event was well attended. Information brochures were handed out. Extra brochures are available in the meeting room. An afternoon presentation on pedestrian safety entitled "iNavigaite Seniors", a program developed in collaboration with Sunnybrook Health Sciences Centre and the Toronto Area Safety Coalition, is scheduled for May 13<sup>th</sup> from starting at 2:00 pm.

7.6 Neighbours Committee: The "Social Tea" on March 11<sup>th</sup> with Isan's presentation was extremely popular. A portion of Isan's presentation is available on the YCC website. The Board

7.6 Neighbours Committee: The "Social Tea" on March 11<sup>th</sup> with Isan's presentation was extremely popular. A portion of Isan's presentation is available on the YCC website. The Board complimented the committee for the decorations, refreshments and organization for this event. The next scheduled event is the renovation tour on Sunday April 26.

7.7 Landscaping Committee: No current action is required.

7.8 Library Committee: An additional bookcase will be installed in the library.

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 Green Garbage Update: The Board approved the purchase and placement of green bins in the garbage disposal rooms on each floor, and the procedures to empty and clean the bins twice weekly.

MOVED BY Fern Stimpson

SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

9.2 Committee Structure Review: In progress.

9.3 Parking Rental: In progress.

9.4 Lobby Flip-Chart: The chart was removed from the lobby. The original intention was to aid and advise residents on special construction related issues and not as a general information notice board. More dynamic methods of communication to residents are under active consideration.

9.5 Renovation Request: The Board approved the renovation.

**10. Adjournment**

The meeting was adjourned at 4:20 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, April 23, 2015 at 1:00 p.m. in the Games Room. Frank Delling, President, will chair the meeting.**

Vice-President



Secretary

