

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, October 22, 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, Frank Delling 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 September 24, 2015

MOVED BY Gord Hamilton

SECONDED BY Frank Delling

ABSTAINED John Hardie (Not present at September 24, 2015 meeting)

All were in favour and the motion was CARRIED.

**3. Approval of Financial Statements**

3.1 The Board reviewed and approved the Financial Statement for the month of September 30, 2015.

MOVED BY John Hardie

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 Consolidated Rules and Committee Structure Revisions: In progress.

4.2 Generator Complaint Update: The Board approved the letter to the resident's complaint as written, advising the resident that the modified installation is going ahead.

MOVED BY Frank Delling

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

4.3 Elevator Repair Status: In progress.

4.4 AGM: Planning is complete.

## **5. Contracts and Proposals**

5.1 Emergency Generator Update: Installation of the modified unit will be completed by October 31.

5.2 Lobby Renewal Project Update: The Board approved an amendment to the original contract for pendant light fixtures.

MOVED BY Frank Delling

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

The Board ratified the contract amendment for the lobby fixtures as outlined in the Baycor letter of October 7, 2015.

MOVED BY Frank Delling

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

5.3 Balcony Ponding Remediation: The Board agreed to seek further clarification on the scope of required work and approved the tendering of the work by WSP to provide the necessary specifications.

MOVED BY Frank Delling

SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

5.4 Remove Concrete and Interlocking from Shuffle Board: In progress.

5.5 E-Car Accommodation Requirements Report: The Board agreed to complete a test case.

MOVED BY Frank Delling

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

5.6 Parking Garage Repairs: Due to ongoing leakage issues, the Board approved WSP to conduct an investigation into the current condition of the P1 level parking.

MOVED BY Frank Delling

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

## **6. Items Completed**

6.1 Repair concrete cracks in garage P1

6.2 AGM Packages

## **7. Committee Liaison Reports**

7.1 HPGR Board: No current action is required.

7.2 Communication Committee: The Website is updated.

7.3 Energy Committee: No current action is required.

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

7.5 Neighbours Committee: There will be a sing-along tea on Nov. 4<sup>th</sup>. Plans are underway for a tea in December featuring a presentation about Chile by Carlos. Movie afternoons are also in the planning process.

7.6 Landscaping Committee: No current action is required.

7.7 Library Committee: No current action is required.

**8. Meet the Board:** There was not a meeting this month.

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

**10. Other Matters:**

10.1 Balcony Painting: Postponed until spring.

10.2. Disaster Recovery Planning: A committee will be formed to research and create a plan for the building.

10.3 Halloween: Candy will be given out in the vestibule of the lobby. Donations will be accepted in the management office.

**11. Adjournment**

The meeting was adjourned at 3:10 p.m.

**Next Meeting:** The next regular Board meeting will be held **Tuesday, November 24, 2015 at 5:00 p.m. in the Games Room.**